



119 Marbury Road, Anderton , Northwich, CW9 6AP

Offers over £400,000

We are thrilled to present this beautifully extended and immaculately presented family home, perfectly positioned close to the stunning Marbury Country Park. Blending space, style, and comfort, this is an ideal choice for the growing family.

Step inside to an inviting entrance hall leading to a relaxing lounge and an impressive open-plan family area combining the dining room and kitchen — the perfect space for everyday living and entertaining alike. There is also a useful utility room and a guest WC. Upstairs, you'll find four well-proportioned bedrooms, including a fabulous main bedroom with en-suite, French doors, and breathtaking views over open fields, together with a modern family bathroom. Outside, the home enjoys a driveway providing off-road parking, side access, and a delightful rear garden, perfect for relaxing or hosting summer gatherings. Early viewing is essential to truly appreciate the quality, space, and superb location this wonderful home has to offer.

Accommodation

ENTRANCE HALL

Accessed via the stunning entrance porch into this inviting entrance hall. Feature panelling, tiled flooring, under floor heating, stairs rise to the first floor and doors lead to the lounge, family area and guest WC.

LOUNGE 12' x 11' 7" (3.66m x 3.53m)

With a double glazed bay window to the front elevation, feature fire place with living flame gas fire, feature column radiator, picture rail and parquet flooring.

OPEN PLAN FAMILY AREA/DINING AND KITCHEN 22' 72" x 18' 39 max" (8.53m x 6.48m)

This impressive open-plan space truly is the heart of the home. Finished with tiled flooring and underfloor heating throughout, it offers both style and comfort. The family area features a charming fireplace with a multi-fuel burner, space for a dining table and chairs, and French doors opening out to the garden. A striking roof lantern floods the room with natural light, creating an inviting atmosphere. The kitchen is fitted with an extensive range of wall and base units with work surfaces over, incorporating a double ceramic sink unit with a hot water filtered tap. There is space for a Rangemaster oven with hob and an American-style fridge freezer, along with a feature breakfast bar providing additional storage-perfect for entertaining while cooking. Further features include inset spotlights, ceiling speakers for piped music, and a door leading to the useful utility room.

UTILITY ROOM 9' 9" x 7' 6" (2.97m x 2.29m)

With double glazed windows to the front and side elevations and a door leads to the side. Fitted with a range of base, wall and units over incorporating a Belfast sink and mixer tap. Tiled flooring and under floor heating, cupboard housing combi boiler, space and plumbing for washing machine and dryer.

GUEST WC

With a double glazed opaque window to the side elevation, fitted with a low level WC and hand wash basin.

LANDING

With a double glazed window to the side elevation. Doors lead to the bedrooms and family bathroom.

BEDROOM ONE 10' 5" x 9' 2 to wardrobe front" (3.18m x 2.79m)

What a fantastic main bedroom. With French doors to the rear, far reaching views over the countryside. Fitted wardrobes providing hanging and storage space, feature column radiator and a door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and hand wash basin encased in a vanity unit, shower cubicle and shower with rainfall shower and towel rail.

BEDROOM TWO 10' 4" x 12' 0" (3.15m x 3.66m)

With a double glazed bay window to the front elevation, fitted wardrobes and units providing hanging and storage space feature column radiator.

BEDROOM THREE 8' 5" x 10' 5" (2.57m x 3.18m)

With a double glazed window to the rear elevation, fitted wardrobes and units providing hanging and storage space feature column radiator.

BEDROOM FOUR 8' 7" x 7' 5" (2.62m x 2.26m)

With a double glazed window to the front elevation and feature column radiator.

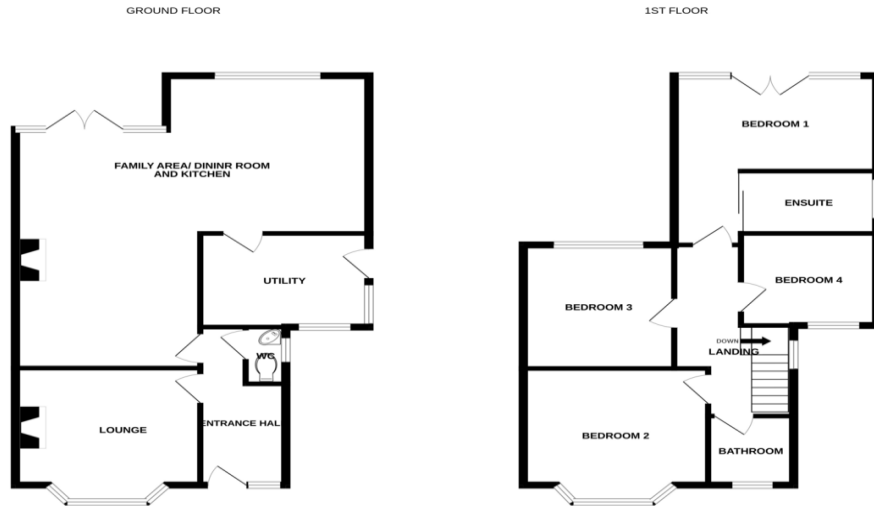
BATHROOM

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC with high level cistern, hand wash basin and vanity unit and panelled bath with centre taps and shower over. Tiled floor, part tiled walls, inset spot lighting and feature column radiator.

EXTERNALLY

To the front is a driveway providing off road parking and side access to the rear garden. A beautiful porch with seating area. The rear garden is laid to lawn with patio area and has views over the fields and beyond. An ideal place for al-fresco dining..





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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