



4 Spring Meadow, Northwich, Cheshire , CW8 4XB
£350,000 – No onward chain

Offered for sale with no onward chain, this beautifully presented detached home enjoys an enviable elevated position with delightful views over parkland. The welcoming entrance hall leads to a comfortable lounge, modern kitchen diner, and a convenient guest WC to the ground floor. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite, together with a stylish family bathroom. Externally, the property benefits from a lawned front garden, driveway providing off-road parking, and access to the garage. To the rear is a low-maintenance, tiered patio garden, perfect for outdoor dining and relaxation.

Accommodation

ENTRANCE HALL

A welcoming entrance hall, useful built-in under stairs storage cupboard, doors lead to the lounge, kitchen diner, guest WC. Wall mounted radiator and stairs rise to the first floor.

LOUNGE 14' 2" x 11' 10" (4.32m x 3.61m)

A double glazed bay window to the front elevation, living flame gas fire with wooden surround and marble hearth and a wall mounted radiator.

KITCHEN/DINER 27' 5" x 10' 5" (8.36m x 3.20m)

This truly is the hub of the home! With two double glazed windows overlooking the rear garden and French doors which also open onto the rear garden allowing lots of natural light. The dining area provides space for a dining table and chairs, or even a family area. The kitchen area has laminate flooring, and features a range of modern wood fitted units that are perfectly complemented by granite effect work surfaces. There are also a range of integral appliances, including stainless steel five burner gas hob, two electric ovens, microwave and canopy extractor, fridge. There is a doorway leading from the kitchen area into the single integral garage, which has power, lighting and plumbing for a washing machine

GUEST

WC Fitted with a low level WC and hand wash basin.

LANDING

Loft access and doors lead to all rooms.

BEDROOM ONE 15' 1" x 12' 5" (4.60m x 3.81m)

A superb main bedroom with an excellent range of fitted wardrobes, feature bay window which enjoys views over parkland to the front elevation, wall mounted radiator and a door leads to the en-suite.

ENSUITE

Fitted with a suite comprising, shower cubicle and shower, low level WC, hand wash basin, tiled walls and flooring, under floor heating and heated towel rail.

BEDROOM TWO 12' 7" x 8' 7" (3.84m x 2.64m)

With a double glazed window to the front elevation, mirrored built-in wardrobes providing hanging and storage space and a wall mounted radiator.

BEDROOM THREE 11' 8" x 10' 9" (3.56m x 3.28m)

With a double glazed window to the rear elevation, wall mounted radiator and a fitted wardrobe providing hanging and storage space.

BEDROOM FOUR 9' 10" x 8' 3" (3.02m x 2.54m)

With a double glazed window to the rear elevation, wall mounted radiator and a fitted wardrobe providing hanging and storage space.

FAMILY BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising a spa bath with shower above and separate shower attachment, low level WC, hand wash basin, fully tiled walls and a heated towel rail.

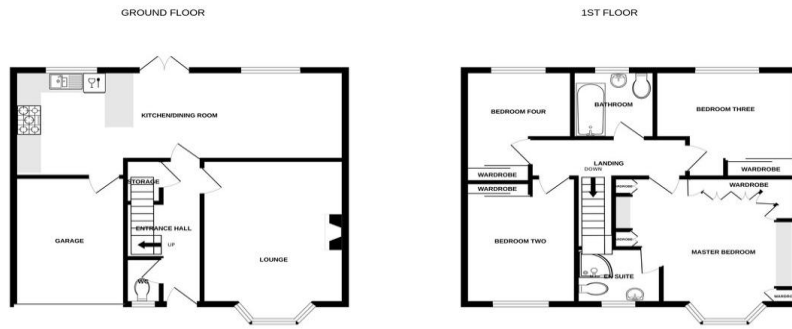
GARAGE 8' 5" x 16' 7" (2.57m x 5.05m)

With an up and over door, power and lighting, space and plumbing for washing machine. Wall mounted boiler.

EXTERNALLY

To the rear the property is a low maintenance private paved garden with York Stone flags providing an ideal area for al fresco dining. To the front are further well maintained lawned gardens and mature beds, and a driveway which provides ample off road parking and extends to the single integral garage. The property occupies a superb elevated plot, with views over parkland to the front.





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 a guide only for any prospective purchaser. The accuracy, appropriateness and completeness of the floorplan is not guaranteed as to their accuracy or efficiency can be given.
Made with Metage 12/2023

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.