



**GASCOIGNE
HALMAN**

HEWITT GROVE, WINCHAM

THE AREAS LEADING ESTATE AGENT

An exceptional, beautifully appointed, and substantially extended four-bedroom, two-bathroom detached home with versatile detached home office with utility space. Offering bright and spacious family sized accommodation, whilst located on a quiet cul-de-sac in the ever-popular village of Wincham will ensure this impressive home appeals to host of potential buyers.

No expense has been spared creating this wonderful home and an internal viewing is highly recommended to fully appreciate the accommodation on offer. A welcoming hallway opens into a fantastic living room which extends through into a well-appointed fitted dining kitchen with bi-fold doors opening to the rear garden. The well-designed side extension would easily cater for independent living and comprises of a generously proportioned living dining room with additional bi-fold doors opening to the garden, a luxuriously appointed wet room with underfloor heating and a well-presented double bedroom.

On the first floor there are three further bedrooms including two well-presented double rooms, all served by a family bathroom with 3-piece white suite. Warmed by a GCH system with updated boiler and Upvc double glazed.

Externally the property sits within a generous sized corner plot with extensive driveway and recently constructed detached home office. The rear garden with patio area, integrated lighting and external power points caters perfectly for outdoor entertaining and children.

DIRECTIONS

SAT NAV : CW9 6EL

KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

LOCATION

Wincham is a popular village, located on the outskirts of Northwich, close by to lovely scenic areas such as Marbury Park and Pickmere Lake. With a local convenience store and park within walking distance of the property there is also easy access all the amenities Northwich has to offer, just a short five minute drive away. Northwich itself is going through an impressive £80 million rejuvenation project improving the infrastructure, amenities and condition of the town centre. Wincham is also 5 miles approx from Knutsford which has several pubs, restaurants, and other amenities.

TENURE

Freehold

SERVICES

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West and Chester Council Tax Band D

TOTAL FLOOR AREA

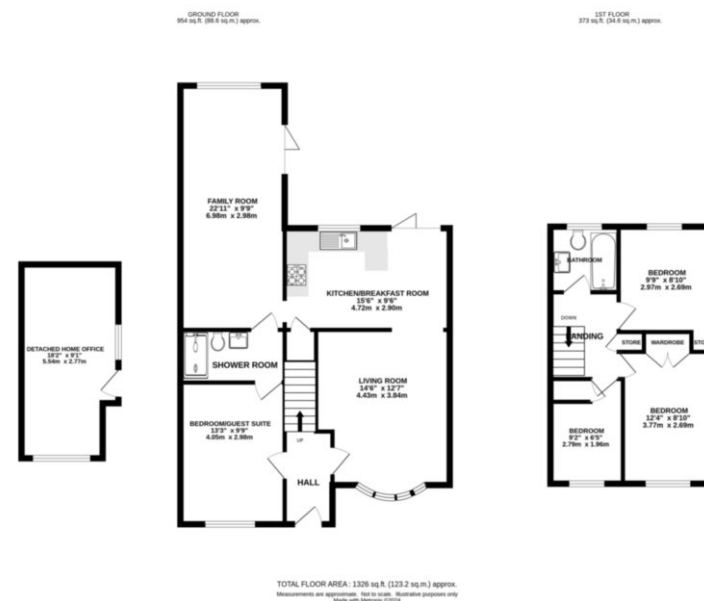
1326 sq ft

ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Strictly by appointment through the agent.



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