



25 KINGS MEADOW

Farndon, Cheshire

Rickitt
Partnership

A well presented modern detached family home.

Modern detached house ♦ Four bedrooms ♦ En-suite shower room & family bathroom ♦ Two reception rooms ♦ Off road parking & detached double garage EPC B

Description

Part of Redrow's 'Heritage' collection, this delightful four double bedroomed detached family home is located in a cul-de-sac of this small development in Farndon Village. The well presented house has a sitting room, dining/family room, fitted kitchen, utility room, cloakroom, four double bedrooms, one en-suite shower room and family bathroom. To the outside, there is a good size driveway offering off road parking leading to a detached double garage and a pleasant rear garden, which is mainly laid to lawn.

Entrance Hall

Open staircase to first floor. Radiator.

Sitting Room

Victorian style fireplace with electric fire and marble surround with hearth. Double glazed window to front. Radiator.

Kitchen

Range of wall and base units with marble effect work surface above and one and half sink unit with mixer tap. Neff one and a half oven. Wine cooler. Integrated Neff dishwasher. Floor to near ceiling cupboard housing fridge freezer. Larder cupboard with drawers below. Coloured glass splash back. Neff five ring gas hob and extractor fan above. Double glazed window to front. Radiator. Tiled floor, open to:-

Dining/Family Room

Double glazed sliding doors with double glazed window to each side and double glazed window to rear. Under stairs cupboard. Radiator. Tiled floor.





Utility Room

Wall and base units with marble effect work surface above and stainless steel sink units with mixer tap. Space for washing machine and dryer. Radiator. Part double glazed frosted door to rear. Tiled floor.

Cloakroom

Low level WC and corner hand wash basin with mixer tap. Double glazed frosted window to side. Radiator. Tiled floor.

First Floor landing

Double glazed window to front. Airing cupboard. Radiator. Access to loft.

Bedroom One

Built in wardrobes. Double glazed window to front. Radiator.

En-suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap. Double glazed frosted window to side. Tiled floor. Wall mounted heated towel rail.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Built in wardrobes. Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap. Part tiled walls. Wall mounted heated towel rail. Tiled floor. Double glazed frosted window to rear.

Outside

To the front of the property is a good sized driveway offering off road parking for several vehicles leading to a detached double garage with up and over door. There is a lawned area with well stocked borders. To the rear, there is a pleasant garden which is mainly laid to lawn with stocked borders and there is a paved terrace area with pathway to the side gate.



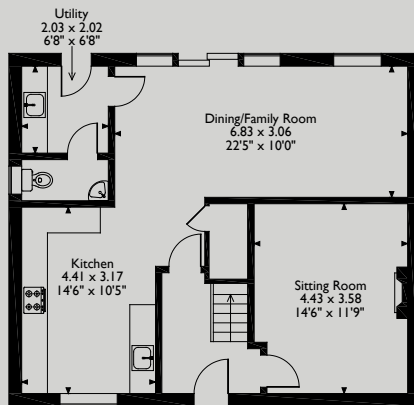
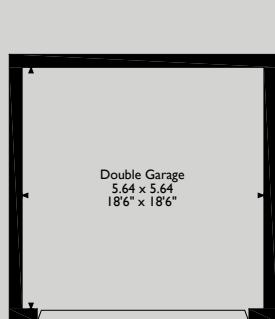
Floorplans

Approximate Gross Internal Area

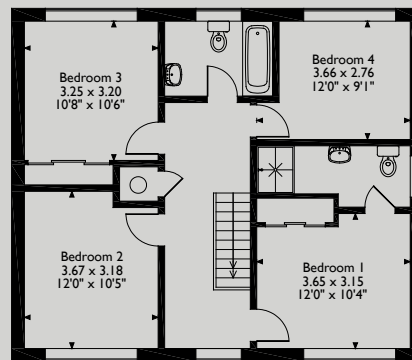
Main House = 138 Sq M/1480 Sq Ft

Garage = 32 Sq M/342 Sq Ft

For identification purpose only. Not to scale.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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