



30 KINGS MEADOW

Farndon, Cheshire

Rickitt
Partnership

Delightful modern detached home in Farndon Village.

◆ Detached family house ◆ Four double bedrooms ◆ Two en-suites and family bathroom ◆ Two reception rooms ◆ Dining kitchen ◆ Off road parking and detached double garage ◆ Landscaped L-shaped rear garden ◆ EPC B

Description

This beautiful four double bedroomed modern detached family home was constructed as part of Redrow's 'Heritage' collection and is located in a small development in Farndon Village. Immaculately presented, the house has views across the green at the front and over fields to the rear. There is a sitting room, study/TV room, dining kitchen, utility room, cloakroom, four double bedrooms, two en-suite shower rooms and a family bathroom. To the outside, there is a good size block paved driveway offering off road parking leading to a detached double garage and an attractive landscaped L-shaped rear garden, which is mainly laid to lawn.

Entrance Hall

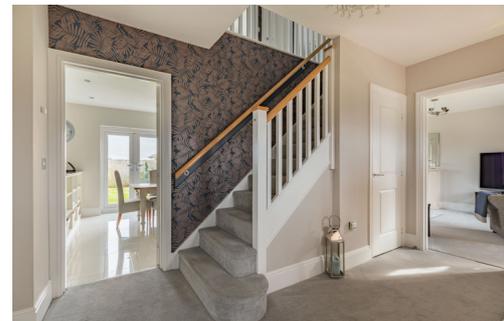
Open staircase to first floor. Under stairs cupboard. Double glazed window to front. Radiator.

Cloak room

Low level WC and corner hand wash basin with mixer tap. Part tiled walls and tiled floor. Radiator.

Study/TV Room

Double glazed bay windows to front and double glazed window to side. Radiator.









Sitting Room

Feature fireplace with electric fire and quartz surround with hearth. Double glazed windows to front and double glazed windows to rear. Two radiators. Double doors to dining kitchen.

Dining Kitchen

Range of wall and base units with granite work surface above and inset one and a half bowl sink with mixer tap. Floor to near ceiling fitted cupboard with AEG oven and AEG microwave duo. AEG six ring gas hob with extractor above. Integrated dishwasher. Floor to near ceiling units housing double fridge and freezer. Space for table and chairs. Tiled floor. Double glazed window and double glazed bi-folding patio door to rear. Two radiators. Double doors to sitting room.

Utility Room

Base unit with granite work surface above and inset sink with mixer tap. Space for washing machine and dryer. Wall unit with wall mounted boiler. Tiled floor. Radiator. Part double glazed frosted door to side.

First Floor Landing

Built in airing cupboard housing hot water cylinder and built in cupboard. Access to loft. Radiator.

Bedroom One

Double glazed bay windows to front. Built in wardrobes. Radiator.

En-suite Shower Room

Large walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Wall mounted heated towel rail. Tiled walls. Double glazed frosted window to front.

Bedroom Two

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

En-Suite Shower Room

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

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

Outside

To the front of the house is block paved area offering ample off road parking, leading to:

Detached Double Garage

With electric operated up and over door. There is a range of base and wall units with wood effect work surface above. Tiled splashback. Access to loft space. Power and light.

The pleasant L-shaped landscaped enclosed rear garden is mainly laid to lawn with a delightful paved terraced area to the side of the house.



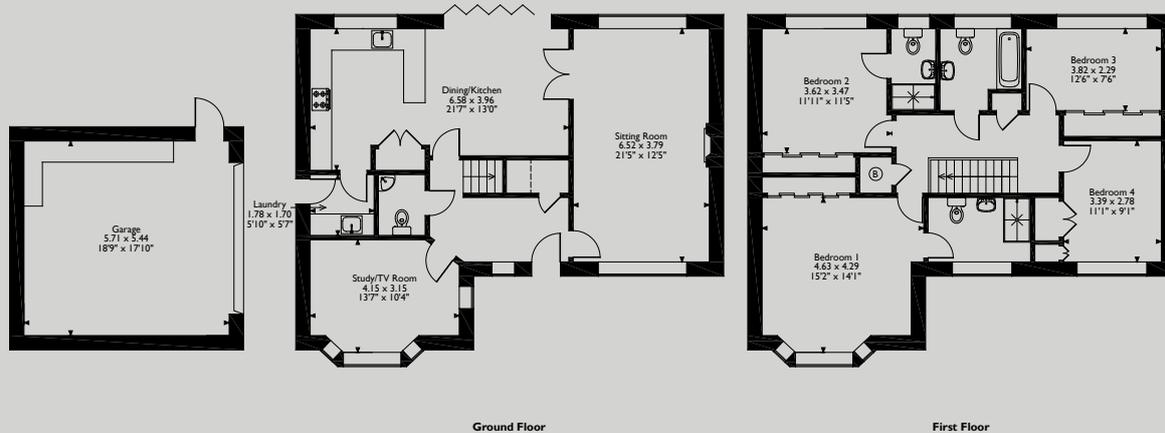
Floorplans

Main House = 164 Sq M/1766 Sq Ft

Garage = 31 Sq M/334 Sq Ft

Total = 195 Sq M/2100 Sq Ft

For identification purpose only. Not to scale.



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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