



# CINNAMON HOUSE

---

Walnut Croft, Churton

**Rickitt**  
Partnership

---

## Family home in a pleasant cul-de-sac

Detached family house ♦ Four double bedrooms ♦ En-suite shower & family bathroom ♦ Three reception rooms & conservatory ♦ Cul-de-sac location ♦ Good sized garden ♦ Off road parking & double garage ♦ EPC C

### Description

A delightful four double bedroomed detached family house located in a pleasant cul-de-sac of three similar homes. This well presented home has three reception rooms and conservatory. The house sits in a corner plot of the development with off road parking, attached double garage to the front and a well kept good sized garden to the rear and side.

### Entrance Hall

Open staircase to first floor with downstairs cupboard. Two radiators.

### Cloakroom

Low level WC and hand wash basin with mixer tap and vanity unit below. Frosted double glazed window to side. Radiator.

### Drawing Room

Inset log burner with stone surround and granite hearth. Large double glazed double doors and window to front. Double glazed window to rear. Two radiators.

### Conservatory

Double glazed windows to three sides, double glazed doors to side and double glazed roof.

### Breakfast Kitchen

Range of wall and base units with granite work surface above and inset one and a half bowl sink with mixer tap. Tiled splash back. Hotpoint electric oven and







four ring electric hob with Neff extractor fan above. Integrated Kenwood dishwasher. Integrated fridge. Double glazed window to rear. Small bay area with double glazed doors and windows to rear. Tiled floor. Radiator.

### **Utility Room**

Wall and base units with granite effect work surface above and small sink with mixer tap. Space for washing machine. Floor to near ceiling cupboard. Tiled floor. Part glazed door to side.

### **Dining Room**

Double glazed window to front. Two radiators.

### **Sitting Room**

Large double glazed window to front. Double glazed French doors to rear. Radiator.

### **First Floor Landing**

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

### **Bedroom One**

Large double glazed window to front. Double glazed window to side. Fitted wardrobes. Radiator.

### **En Suite Shower Room**

Walk in shower, low level WC, hand wash basin with cupboards below and above. Part tiled walls. Frosted double glazed windows to side. Radiator.

### **Bedroom Two**

Large double glazed window to front. Built in wardrobe. Radiator.

### **Bedroom Three**

Large double glazed window to rear. Radiator.

### **Bedroom Four**

Large double glazed window to rear. Radiator.

### **Family Bathroom**



Bath with two separate shower heads above, low level WC and hand wash basin with mixer tap and vanity unit below. Cupboard housing hot water cylinder. Tiled walls. Frosted double glazed window to rear. Tiled floor. Wall mounted heated towel rail.

## Outside

The property is approached down a shared private road, then onto its own driveway leading to the front of the bungalow, where there is ample off road parking. There is further parking for extra cars or horse boxes to the side.

There is off road parking to the front of the house for several vehicles leading to:

### Attached Double Garage

Up and over door to front. Window to side. Door to rear. Loft space above.

### Garden

The well kept good sized garden is a particularly attractive feature of the house, mainly laid to lawn with well stocked borders, mature trees and a paved terraced area.

### Property Information

The council tax is band G. We understand the property is freehold, with mains water, electricity and mains drainage connected. An air source heat pump provides the heating and hot water.

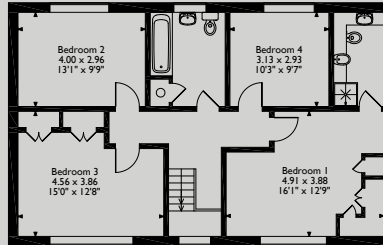




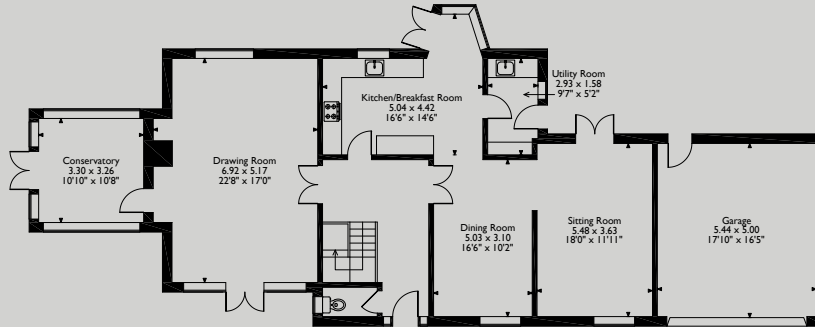


# Floorplans

Cinnamon House, 1 Walnut Croft, Churton  
Approximate Gross Internal Area  
Main House = 204 Sq M/2196 Sq Ft  
Garage = 27 Sq M/291 Sq Ft  
Total = 231 Sq M/2487 Sq Ft



First Floor



Ground 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.

**Rickitt**  
Partnership

Tel: 01244 322 322  
info@rickittpartnership.co.uk

Tel: 020 7839 0888  
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.