



23 LIME TREE DRIVE

Farndon, Cheshire

Rickitt
Partnership

Detached family house in Farndon Village

Detached house ♦ Four double bedrooms ♦ Three reception rooms ♦ Corner plot ♦ Good size rear garden ♦ Off road parking ♦ Link detached garage ♦ NO CHAIN ♦ EPC C

Description

A delightful four double bedroom detached family house with three reception rooms located on a small development in Farndon Village. The property sits on a good size corner plot and has planning permission for a single storey front porch extension, two storey side extension and a single storey rear extension. There is ample off road parking, linked detached double garage and lawned garden to front. The enclosed rear garden is a good size and mainly laid to lawn.

Entrance Hall

Staircase to first floor with under stairs cupboard. Radiator.

Cloakroom

Low level WC and hand wash basin with mixer tap and vanity unit below. Wall mounted heated towel rail. Frosted double glazed window to side.

Study

Double glazed window to front and one to side. Radiator.

Sitting Room

Large double glazed window to front. Wall mounted living flame gas fire. Coved ceiling. Radiator. Open to:

Dining Room

Large double glazed window and door to rear. Coved ceiling. Radiator.





Kitchen

A range of wall and base units with granite work surface above with inset one and half bowl sink unit with mixer tap. Floor to near ceiling units with integrated Neff microwave and space for fridge/freezer. Flavel range style cooker with seven ring gas hob and extractor fan above. Tiled splash back. Space for washing machine. Cupboard housing wall mounted gas fired boiler. Tiled floor. Double glazed window to rear.

First Floor Landing

Double glazed window to front. Access to loft.



Bedroom One

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

Bedroom Two

Large double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front and one to side. Two radiators.



Bedroom Four

Double glazed window to rear. Radiator.

Family Bathroom

Bath with mixer tap and separate hand held shower head, walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Frosted double glazed window to rear. Wall mounted heated towel rail.

Outside

Linked Storage Area

Linked between the house and garage. Enclosed frontage with double glazed window and part double glazed door, open to rear.

Linked Garage

With up and over door to front. Side door and window to rear.

Grounds

The house sits on a corner plot with ample off road parking to the front with lawned garden area. The enclosed rear garden is a good size and is mainly laid to lawn.

Property Information

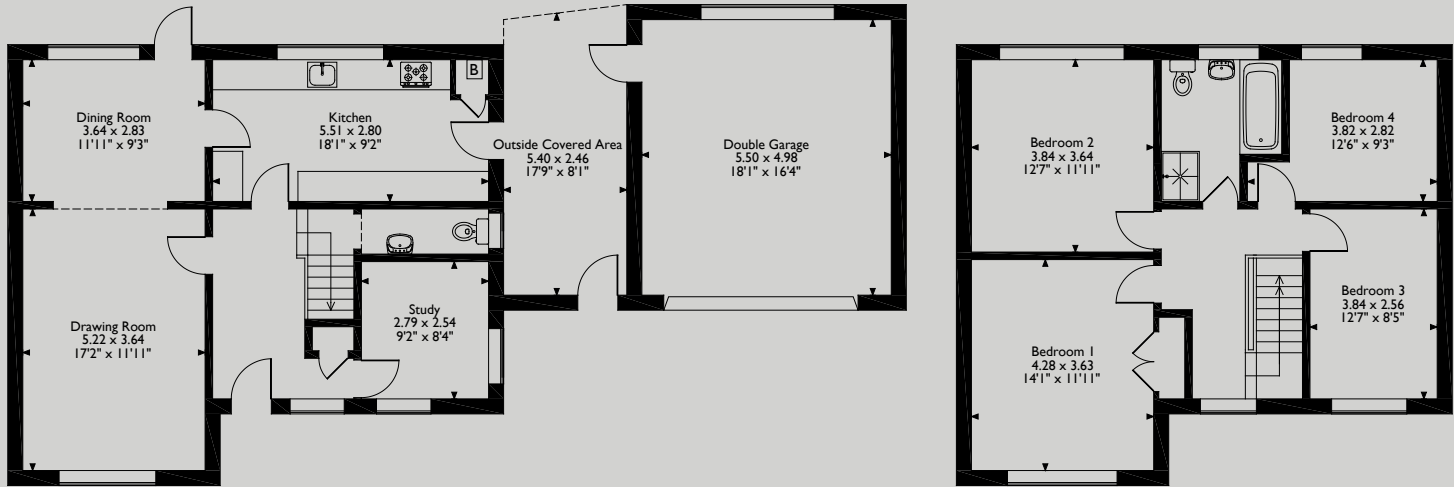
The council tax is band E. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.

Planning Permission

There is planning permission on the property for a single storey front porch extension, two storey side extension and a single storey rear extension. The ref number is 23/03467/FUL

Floorplans

Approximate Gross Internal Area
Main House = 136 Sq M/1464 Sq Ft
Double Garage = 27 Sq M/291 Sq Ft
Total = 163 Sq M/1755 Sq Ft



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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