



# 12 SHEARWATER ROAD

Farndon, Cheshire

**Rickitt**  
Partnership

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## Modern detached home in Farndon Village

Modern detached house ♦ Four bedrooms ♦ En-suite shower and family bathroom ♦ Two reception rooms ♦ Family dining kitchen ♦ Enclosed rear garden ♦ Detached timber studio ♦ Off road parking & single detached garage ♦ EPC B

### Description

A delightful extended modern four bedroomed detached house in Farndon Village. This well presented property has two reception rooms and a large open plan family room/dining/kitchen to the rear. There is off roading parking and a single detached garage. There is a pleasant landscaped garden with a detached timber studio to the rear.

#### Entrance Hall

Open staircase to first floor. Tiled floor. Radiator.

#### Sitting Room

Double glazed bay window to front. Two radiators.

#### Study

Double glazed window to front. Radiator.

#### Family Room/Dining/Kitchen

Range of base units with quartz work surface above and Zanussi five ring gas hob. Tiled splash back. Floor to near ceiling units with Zanussi double oven. Island unit with quartz work surface and breakfast bar, Belfast style sink with mixer tap, integrated Zanussi dishwasher. Double glazed window and double glazed double doors to rear. Two skylights. Tiled floor. Two radiators.

#### Cloakroom/Utility Room

Range of base units with timber work surface above and sink with mixer tap. Space for washing machine. Low level WC. Tiled floor. Radiator.





### **First Floor Landing**

Built in airing cupboard housing hot water cylinder.

### **Bedroom One**

Double glazed window to front. Fitted wardrobes. Radiator.

### **En-Suite Shower Room**

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

### **Bedroom Two**

Double glazed window to front. Radiator.

### **Bedroom Three**

Double glazed window to rear. Radiator.

### **Bedroom Four**

Double glazed window to rear. Radiator.

### **Family Bathroom**

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

### **Outside**

There is a small lawned area to the front of the house. To the side, there is a driveway, offering off road parking, leading to a detached single garage with up and over door to the front and door to rear.

To the rear, there is a pleasant enclosed landscaped garden, which is mainly laid to lawn with a gravelled area, paved terrace area with a paved pathway leading to the detached timber studio, which has windows to the front, power and light.

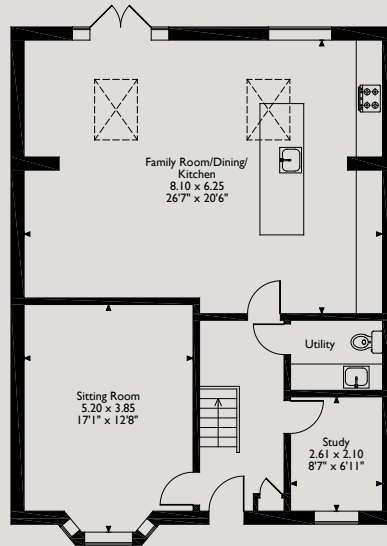
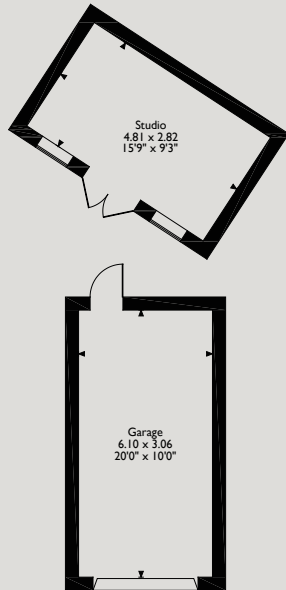
### **Property Information**

The council tax is band F. We understand the property is freehold, with mains water, electricity and drainage connected. With a modern development, there is a small management charge of approx. £226.41 per annum. Gas fired central heating and hot water.

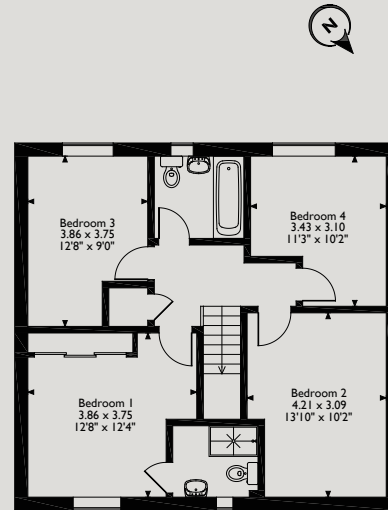


# Floorplans

12 Shearwater Road, Farndon  
Approximate Gross Internal Area  
Main House = 153 Sq M/1647 Sq Ft  
Garage/Outbuilding = 33 Sq M/356 Sq Ft  
Total = 186 Sq M/2003 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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