



10 SWALLOWFIELDS

Farndon, Cheshire

Rickitt
Partnership

Detached family home in Farndon Village

Modern detached house ♦ Four double bedrooms ♦ Two reception rooms ♦ Dining kitchen ♦ En-suite bathroom & separate shower room ♦ In the heart of Farndon Village ♦ Integral double garage ♦ Off road parking & garden to rear ♦ EPC C

Description

A delightful and well presented modern four large double bedroom detached house located in the heart of Farndon Village. This uniquely sized home has two reception rooms and a pleasant dining kitchen. The house is set within a small development of similar properties. There is a refurbished en- suite bathroom to the main bedroom and a separate refurbished shower room servicing the other bedrooms. To the outside, there is off road parking to the front with an integral garage to the front and enclosed garden to the rear.

Entrance Hall

Open staircase to first floor with cupboard below. Radiator.

Cloakroom

Low level WC and hand wash basin with mixer tap. Tiled floor and walls. Radiator.

Study

Triple glazed window to front. Coved ceiling. Radiator.

Sitting Room

Feature open fireplace with ornate back and wood surround. Large triple glazed window to rear. A triple glazed window to two sides. Coved ceiling. Radiator.





Dining Kitchen

A range of base and wall units with timber effect work surface above and one and half bowl sink unit with mixer tap. A modern style range Stoves cooker with four ovens and five ring induction hob with extractor above. Integrated fridge/freezer. Integrated dishwasher. Wine cooler. Tiled splashbacks. Floor to near ceiling unit with display wall units and base cupboards below. Central island unit with timber effect work surface above and drawers below. Double glazed double doors to rear. Triple glazed window to rear and one to side. Coved ceiling. Tiled floor. Radiator.



Utility Room

Base units with timber effect work surface above with stainless steel sink unit with mixer tap. Tiled splashback. Space for washing machine and dryer. Part frosted double glazed door to side. Door to garage. Tiled floor. Radiator.

First Floor Landing

Built in airing cupboard. Access to loft. Radiator.

Bedroom One

Triple glazed window to rear. Velux to side. A range of fitted wardrobes and cupboards. Radiator.



En-Suite Bathroom

Bath with separate shower above, low level WC and hand wash basin with mixer tap and vanity units below. Part tiled walls. Velux to front. Radiator with heated towel rail.

Bedroom Two

Triple glazed window to rear. Velux to front. Two radiators.

Bedroom Three

Triple glazed window to front. Three Velux windows to side. Radiator.

Bedroom Four

Triple glazed window to front. Radiator.

Shower Room

Large walk in shower, low level WC and hand wash basin with mixer tap and vanity units below. Part tiled walls. Velux to front. Tiled floor. Wall mounted heated towel rail.

Outside

To the front of the house, there is a brick paved driveway offering off road parking, leading to

Integral Double Garage

With electric operated rolling double door to front. Power and light. Wall mounted Worcester gas fired combi boiler, fitted November 2024.



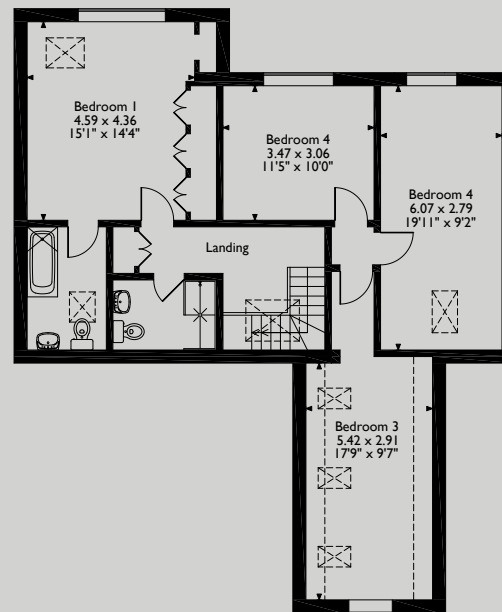
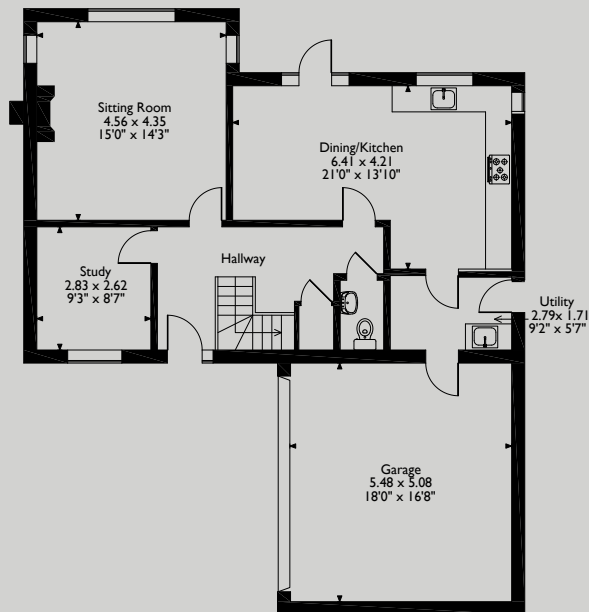
To the side of the house is a gravelled area with paved foot path leading to the enclosed rear garden, which is mainly laid to lawn with two paved terrace areas.

Property Information

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

Floorplans

Approximate Gross Internal Area
Main House = 157 Sq M/1690 Sq Ft
Garage = 28 Sq M/301 Sq Ft
Total = 185 Sq M/1991 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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