



19 STRAWBERRY CLOSE

Farndon, Cheshire

Rickitt
Partnership

Modern detached in pleasant cul-de-sac

Modern detached house ♦ Four bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ En-suite & bathroom ♦ Cul-de-sac location ♦ Off road parking ♦ Double garage ♦ Enclosed rear garden ♦ EPC B

Description

A well presented modern four bedroom family detached house in a pleasant cul-de-sac location in Farndon Village. This delightful property has two reception rooms and a breakfast kitchen. To the outside there is off road parking, a detached double garage and a well kept enclosed rear garden.

Entrance Hall

Open staircase to first floor. Radiator.

Cloakroom

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

Sitting Room

Freestanding log burner with beam above. Two fitted base units with book shelves above. Double glazed floor to near ceiling window with two double glazed doors to rear. Radiator.

Dining Room

Double glazed bay window to front. Radiator.

Breakfast Kitchen

Range of wall and base units with timber effect work surface above and one and a half bowl stainless steel sink unit with mixer tap. Smeg four ring gas hob with Smeg extractor above and stainless steel splash back. Smeg electric double oven. Integrated Smeg





dishwasher. Floor to near ceiling unit housing fridge and freezer. Built in under stairs cupboard. Large double glazed window to rear. Double glazed window to front. Two radiators.

Utility Room

Timber effect work surface with space for washing machine and dryer. Floor to near ceiling unit housing Worcester gas fired boiler. Part frosted double glazed door to rear. Radiator.

First Floor Landing

Useful space for study area. Double glazed window to front. Built in cupboard housing hot water cylinder. Access to loft. Two radiators.

Bedroom One

Built in wardrobe. Double glazed bay window to front. Radiator.

En-suite Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed frosted window to front. Radiator.



Bedroom Two

Two double glazed windows to rear. Small built in storage cupboard. Radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

Bath with mixer tap and separate hand held shower attachment, walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Frosted double glazed window to rear. Large wall mounted heated towel rail.

Outside

The house is located at the end of the cul-de-sac on Strawberry Close. There is a tarmacked area offering off road parking, leading to:

Detached Double Garage

with electric up and over door to front. Part double glazed door to side. Power and light.

Rear Garden

The enclosed garden is mainly laid to lawn with well stocked borders and a paved terraced area with pathway leading to side of garage.

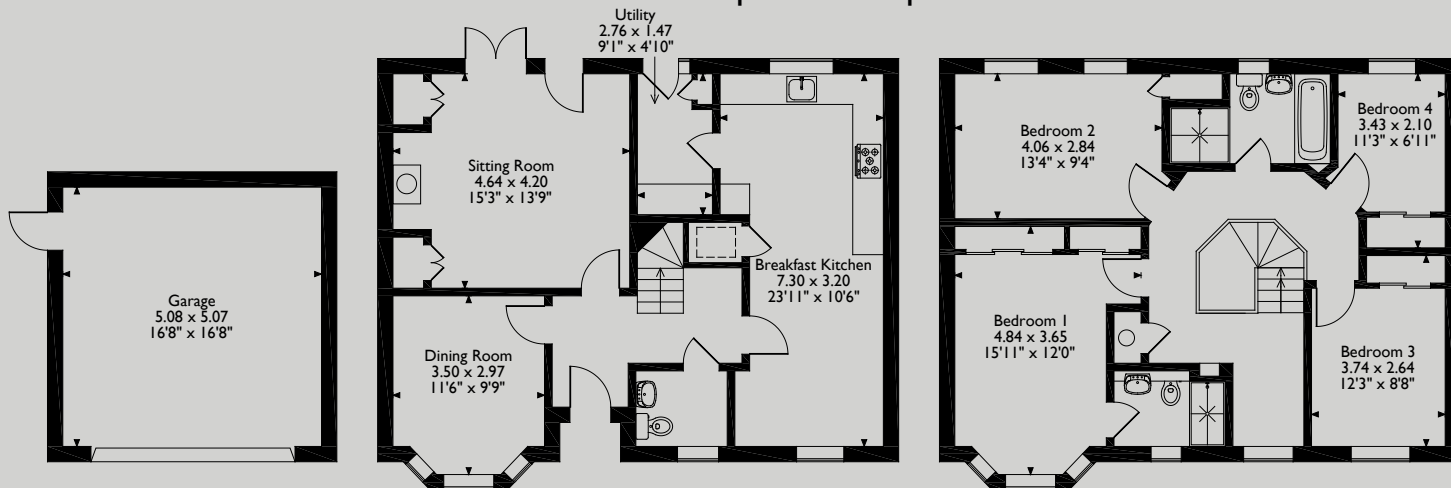
Property Information

The council tax is band F. There is an estate management charge of approx. £380 per year. 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 = 141 Sq M/1517 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 167 Sq M/1797 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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