



# THE RIDINGS

Churton, Cheshire

**Rickitt**  
Partnership

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## Delightful well presented family detached home

Detached family home ♦ Five double bedrooms ♦ Three reception rooms ♦ Two en-suites & family bathroom ♦ Well presented throughout ♦ Well kept rear garden ♦ Cul-de-sac location ♦ Off road parking ♦ Triple detached garage ♦ NO CHAIN ♦ EPC D

### Description

A delightful and well presented throughout five double bedroomed detached family house is located in a pleasant cul-de-sac of three similar homes. This elegant home has three reception rooms, breakfast kitchen and two en-suites and family bathroom. To the outside, there is a gravelled driveway offering off road parking, a detached triple garage and a well kept enclosed rear garden.

#### Entrance Hall

#### Cloakroom

Low level WC and hand wash basin with mixer tap\*. Double glazed frosted window to front. Access to loft space. Radiator.

#### Dining Hall

Open staircase to first floor with under stairs cupboard. Large double glazed window to front. Double glazed window to front. Double glazed window to side. Two radiators.

#### Drawing Room

Feature fireplace with inset log burner, beamed surround, tiled back and hearth. Double glazed window to each side. Large double glazed window to front. Double glazed bi folding doors to rear. Coved ceiling. Under floor heating. Fitted base unit housing controls for under floor heating.









### **Office/Snug**

Range of fitted office furniture, comprising two desks with storage cupboards and drawers. Large double glazed window to rear. Coved ceiling. Radiator.

### **Breakfast Kitchen**

Range of wall and base units with granite work surface above and breakfast bar. Inset one and a half bowl sink with mixer tap. Hisense 4 ring induction hob with extractor above. Granite and glass splash back. Floor to near ceiling unit with Lamona electric double over and space for American style fridge/freezer. Lamona microwave. Integrated Bosch dishwasher. Large double glazed window to rear. Double glazed window and entrance door to side. Tiled floor.

### **Utility Room**

Range of wall and base units with granite effect work surface above and inset sink with mixer tap. Tiled splash back. Gas fired Worcester boiler with hot water cylinder and home booster unit. Small double glazed window and entrance door to side.

### **First Floor Landing**

Large double glazed window to rear. Access to loft. Radiator.

### **Bedroom One**

Fitted wardrobes. Large double glazed window to front. Double glazed window to rear. Coved ceiling. Radiator.

### **En-suite Shower**

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. Access to loft. Wall mounted heated towel rail. Tiled floor.

### **Bedroom Two**

Built in wardrobe. Large double glazed window to front. Double glazed window to side. Coved ceiling. Radiator.





### **En-Suite Shower**

Walk in shower, low level WC and hand wash basin with mixer tap and large vanity unit below. Tiled walls. Double glazed frosted window to rear. Tiled floor.

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Bedroom Five**

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

### **Bathroom**

Built in shower above, low level WC and hand wash basin with mixer tap. Part tiled walls. Large double glazed fitted window to rear. Built in cupboard. Tiled floor. Wall mounted heated towel rail.

## **Outside**

To the front of the house there is a lawned garden area, a gravelled driveway offering off road parking leading to:

### **Triple Detached Garage**

Comprising single garage with electrically operated door, power and light, with an up and over door to side and window to side. Double garage with electrically operated door to front, power and Light, small hand wash basin and access to loft space above.

The enclosed rear garden is mainly laid to lawn with well stocked borders and mature trees and a paved terraced patio area.

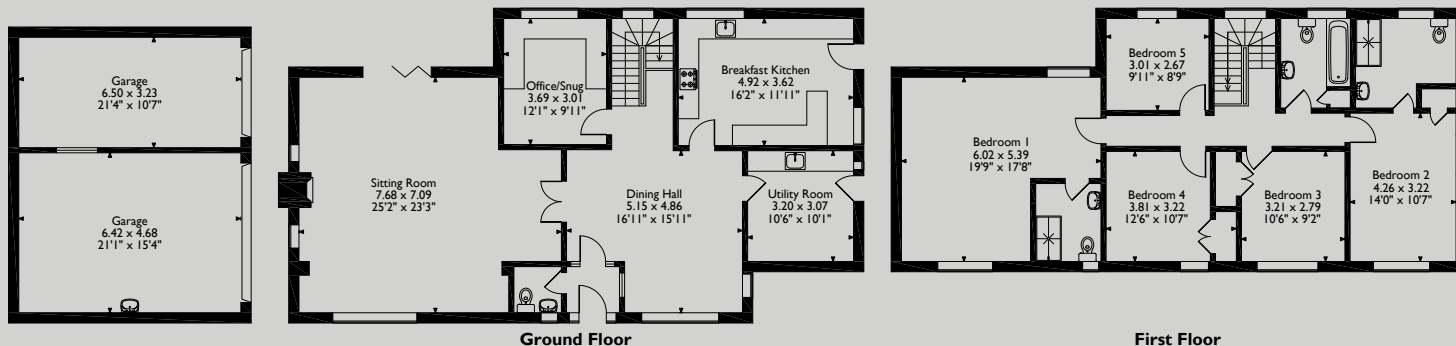
### **Property Information**

The council tax is band G. 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 = 230 Sq M/2475 Sq Ft  
Garage = 52 Sq M/560 Sq Ft  
Total = 282 Sq M/3035 Sq Ft



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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