

12 Registry Close

KINGSMEAD



# Welcome Home

Nestled within the highly sought after development of Kingsmead, Northwich, 12 Registry Close boasts a prime location on one of the most sought-after roads in the area. This impressive residence offers an expansive 2250 square feet of well planned family living space.

Upon arrival, the convenience of off-road parking for up to three vehicles welcomes you, ensuring ease and comfort for residents and guests alike. Situated within easy walking distance to local shops, amenities, and the serene River Weaver, convenience meets tranquillity.

12 REGISTRY CLOSE, KINGSMEAD



Spanning five bedrooms and four bathrooms, this home effortlessly accommodates modern lifestyles, providing ample space for families or those who love to host family and friends, with patio doors opening from the Kitchen into the garden for al fresco entertaining.

For those who require a dedicated workspace, a well-appointed study sits to the front of the home and to the rear is a private landscaped walled garden.





## Out & About

Offered chain-free, 12 Registry Close presents an opportunity to secure a home on the most desirable road on Kingsmead. With its spacious layout, modern amenities and riverside walks on your doorstep, this home promises a lifestyle of comfort and convenience.

Kingsmead, a neighbourhood renowned for its vibrant community and excellent amenities, offers the convenience of Sir John Deane's Sixth Form College and an exceptional primary school. A parade of shops and the welcoming Kingfisher pub provide local essentials, while a medical centre ensures peace of mind. Embrace the recreational opportunities available, with playgrounds and easy access to the picturesque River Weaver for leisurely walks.

The well-connected road network facilitates convenient travel to nearby destinations. The convenience of Northwich town centre is just a few minutes away and the A556 grants access to surrounding towns and villages such as Davenham or Knutsford and beyond.

## Ask the Owners

Where do you go when you need...



### Groceries?

Tesco Express in Kingsmead



### A walk?

Marbury Park or the River Weaver. There are some local parks too if you want to stay closer to home



### A bite to eat?

The Fishpool in Delamere, The Hayhurst Arms in Bostock or Hartford Hall in Hartford



### A local pub?

The Bulls Head in Davenham or The Fishpool in Delamere



### A day out with the family?

Arley Hall and Gardens, Tatton Park, Dunham Massey or a day in Chester



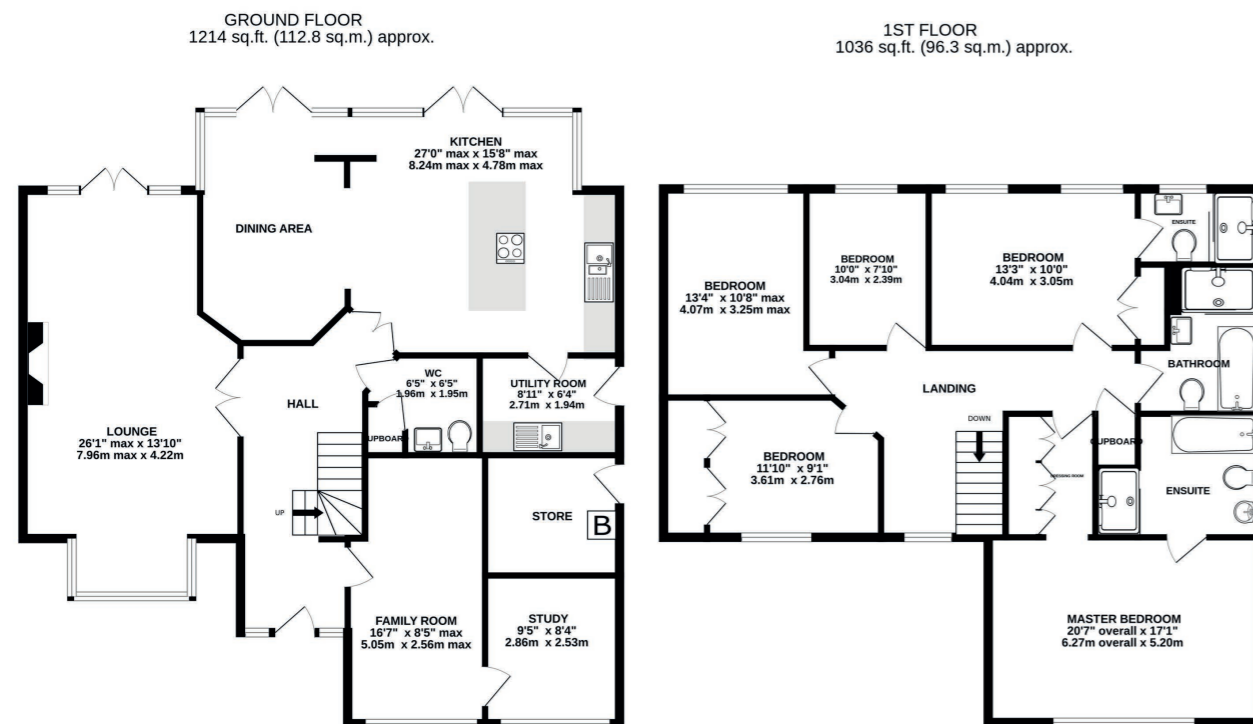
### School?

Kingsmead Primary School, The County High School Leftwich or Sir John Deane's College



# Specifications

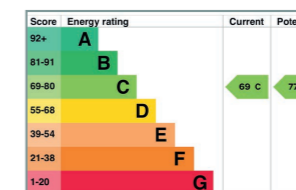
- Chain free
- Convenient central Kingsmead location
- 2250 square feet of internal living space
- 5 bedrooms, 4 bathrooms
- Versatile living
- Easy access to local schools and the surrounding towns and cities
- An array of local amenities on your doorstep



**TOTAL FLOOR AREA: 2250 sq.ft. (209.0 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Phil's  
Video  
Tour



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# 12 Registry Close

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