



54 WOODS ROAD
HARTFORD





54 Woods Road is set on the ever desirable Waters Reach development in Hartford, just a stone's throw from the river Weaver. Built by Redrow Homes in 2017, this fantastic Oxford style family home is set on an excellent sized plot and the owners have spared no expense with landscaping the private garden which has a good sized patio area.

Located in the popular village of Hartford, No. 54 Woods Road is only a 10 minute drive to the centre of Northwich and is particularly well served for both train stations, commuting and schools.



THE HEART OF THE HOME

Making your way through to the entrance hall, you are naturally drawn to the rear of the home where you will find the modern kitchen-dining space. This is the hub of the home and so in demand by the modern family. You can cook up a storm in here which can be enjoyed at the breakfast bar or in the sociable dining area. There is plenty of room to entertain guests and, in the warmer months, open up the patio doors and spill out into the garden for al fresco entertaining with family and friends.

This property is practical too, with a downstairs w/c and a handy utility room off the kitchen-diner.





EASY FLOW

Make your way back towards the entrance hall to find the stylish bay-fronted living room. A balanced contemporary décor ensures a bright and welcoming feel, with neutral carpeting underfoot. This good-sized room can be a peaceful place to slip away and relax with a good book or binge watch your favourite boxset.



BEDTIME BECKONS

Make your way upstairs to the generously sized landing where there is ample storage available. From here, discover four good sized bedrooms, each brimming with natural light.

Turning right, seek sanctuary in the master bedroom, awash with soft pink and grey tones. Featuring its own shower ensuite, it is the perfect place to relax and unwind at the end of the day. Coming out of the master bedroom, discover a further three bedrooms and three-piece family bathroom. The décor, finish, fixtures and fittings are immaculate throughout.



SUNSHINE, SHELTER AND SHADE

Outside, the bespoke multi-level garden is ideal for families and perfect for entertaining. There is space for all of the family to enjoy with three defined zones. The children can play and explore in their own private corner, while the two patios offer room for relaxation, alfresco dining and soaking up the sunshine beneath the wooden pergola.

OUT AND ABOUT

Central to 54 Woods Road's appeal is its prime location just 5 minutes walk from Hartford Train Station with access to London, Crewe, Liverpool and Birmingham as well as great road links. According to Wikipedia Hartford is "an educational hub". That means there's plenty of schools. Hartford Manor Community Primary School (rated "Good" by Ofsted) is closest, being only a 15 minute walk or a 3 minute drive away. Hartford High School is very close.

Hartford is an extremely popular Cheshire village with an excellent range of amenities and shops including; newsagents, pharmacy, florist, butchers, Co Op and Sainsbury's. Chime and Hart of Hartford are 2 popular cafés/wine bars which serve food throughout the day and there are also 2 busy pubs.

If you like getting out and exploring the countryside there's plenty of open fields on the other side of the A556 and the ever popular Delamere Forest with its Go Ape adventure course and lovely Cafe is around 15 minutes' drive away. For those keen golfers, Hartford and Sandiway Golf Clubs are both within easy reach of the property.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

Co-op in Hartford



A WALK?

The River Weaver, The Sandstone Trail or Delamere Forest



A BITE TO EAT?

The Fishpool Inn in Delamere



A LOCAL PUB?

The Coachman in Hartford



A DAY OUT WITH THE FAMILY?

Chester, just 30 minutes' drive away or Liverpool, which is easily accessible by train in 30 minutes



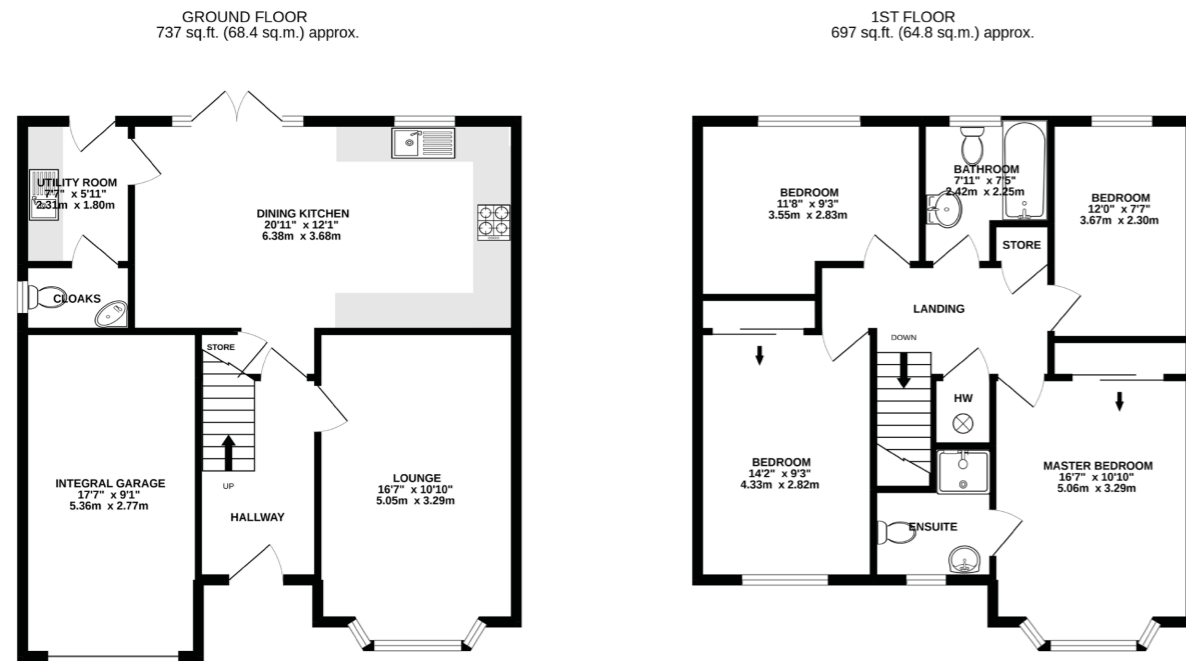
SCHOOL?

Hartford Primary School,
Hartford C of E High School,
The Grange School



SPECIFICATIONS

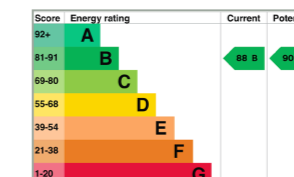
- Modern home in the sought after village of Hartford
- 1273 square feet of internal living space
- Open plan kitchen-dining space
- 4 double bedrooms
- Bespoke, multi-level garden
- Fantastic variety of local amenities on your doorstep
- Excellent transport and commuter links



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 sq.m.) approx.

EXCLUDING INTEGRAL GARAGE: 1273 sq.ft. (118.3 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.



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