

A large, light blue, stylized number '8' logo is centered in the background. It has a thick, rounded font style.

G R A Z I E R R O A D

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N O R T H W I C H



Serenely set in the Bellway Homes Rose Meadow development, on the fringes of Northwich, comfort and convenience combine at No. 8, Grazier Road - the consummate family home.

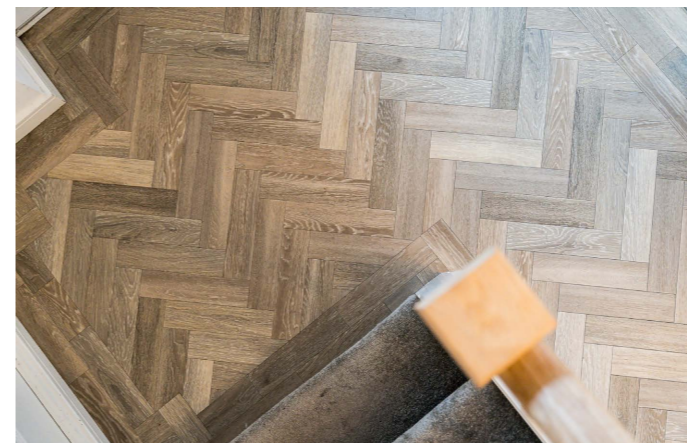
Close to Kingsmead Primary School and within easy walking distance of Sir John Deane's Sixth Form College, uncompromising double bedrooms and open plan living lend themselves to modern family life.

GRAZIER ROAD  
NORTHWICH

## Welcome Home

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Park up on the wide driveway where there is room for two cars, beside a single garage. A neat, rectangular lawn frames the front of the home, where a welcoming portico provides shelter above the front door. Herringbone luxury flooring flows out underfoot in the entrance hall, broad, bright and welcoming. A door to the right offers access through to the integral garage, currently used for storage.





## Bathed in Light

Relax and unwind in the lounge to the left, cosily carpeted in plush grey underfoot and bathed in light from the broad bay window, overlooking the front garden. Peaceful and calming in its décor, the lounge serves as a versatile space for playing board games with the children on a blustery afternoon, or stretching out in the evenings with the shutters closed and a glass of wine in hand.

Light and minimal throughout, directly ahead from the front door, flow through into the main, open-plan family-dining-kitchen. Herringbone flooring continues through from the hallway for a seamless sense of continuity, amplifying the spaciousness of the room.

# Hub of the Home

Soft grey cabinetry provides plenty of storage in the culinary hub to the left, where fitted appliances include a double oven, fridge-freezer, induction hob and dishwasher. Prepare a feast for the family on the lightly toned worktops, with views out over the garden from the wide window above the sink.

Wine and dine at the table to the centre of the room, with a cosy snug seating area to the right-hand side of the room. French doors open to the patio, perfect for sunny days and summer barbecues.



Practically positioned off the kitchen, the utility room provides additional storage space and features a second sink, alongside plumbing for a washing machine and dryer. There is also access from here to a downstairs WC with wash basin.







## Room For All

Returning to the entrance hallway, ascend the grey, carpeted stairs to the landing, turning right to arrive at the first of the spacious bedrooms, currently also serving as a study.

Next door on the left a second spacious double overlooks the front garden, carpeted underfoot and with plenty of space for wardrobes and drawers.

Tiled in grey to the lower walls, the light and bright family bathroom offers refreshment for all, furnished with a bath, wash basin and WC.

Next door on the right, discover another spacious bedroom with plenty of space for additional storage.



The high ceiling in the master suite creates an airy appeal. Spacious and bright, this cosily carpeted bedroom provides so much room for a king size bed, alongside bedside tables and wardrobes. Freshen up in the en suite, with walk in shower, wash basin and WC.

Zoned central heating allows you to set the optimal temperature for each floor independently, whilst there is also a loft accessible from the landing above.







## Outdoor Living

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Flowing out from the main family living space, the garden serves as a sunny extension to the main home. Relax and unwind on the broad patio, running along the rear of the home, perfect for barbecues and al fresco dining.

The large lawn affords ample space for children to play, with peace of mind assured by the secure fencing to the boundary. Catch the rays as the sun moves around the garden, lingering in the gravelled corner at the end of the day.

*"It feels private and not overlooked in the far corner, no one can see us because of the angle to the road."*

# Outdoor Living

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Nestled on the green fringes of Northwich, 8 Grazier Road offers a peaceful, tucked-away feel, semi-rural, yet not remote. No. 8, Grazier Road is peacefully set within the friendly Rose Meadow development, home to a diverse range of residents including many young families, with a strong community spirit, thanks to active Facebook and WhatsApp groups connecting both the wider estate and immediate neighbours. Plans for the neighbourhood include the creation of a woodland walk, alongside a children's playpark, fostering even greater community spirit.

There is plenty on the doorstep for nature lovers and families alike, with walking trails leading down alongside the River Weaver, while it is also easy to stroll to the local Waitrose in Northwich.

With an excellent network of educational options nearby, schooling is another highlight, with several well-regarded sites within easy reach. Kingsmead Primary School is ideal for younger children, while the highly regarded Sir John Deane's Sixth Form College, with the equally well regarded The County High School, Leftwich, are also walkable from the estate.

Shopping for your essentials is also convenient, with a Tesco Express in Kingsmead and a Morrison's on the nearby Leftwich estate.

Conveniently commute with easy access to the bypass for Chester and Manchester. Greenbank Station, just across the river, also provides links to Chester, Manchester and Altrincham.

With its balanced bedrooms, contemporary open plan living-dining kitchen and large, low maintenance garden, No. 8, Grazier Road is a home with broad appeal, ideal for professional couples and growing families alike.

# Ask the Owners

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Where do you go when you need...



## A walk?

Along the River Weaver, Marbury Park or Delamere Forest



## A bite to eat?

There are a variety of eateries on Tarporley High Street



## Groceries?

Tesco Express in Kingsmead



## A day out with the family?

Chester, Altrincham or Manchester



## A local pub?

The Coachman in Hartford

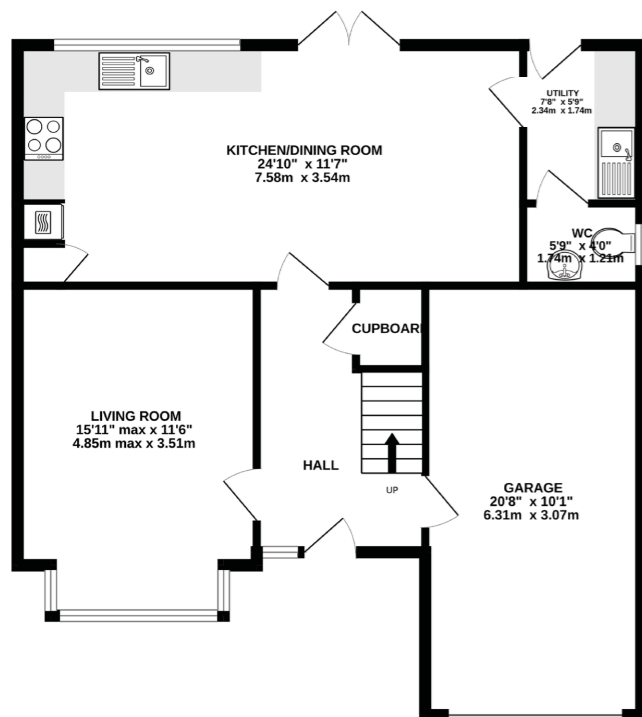


## School?

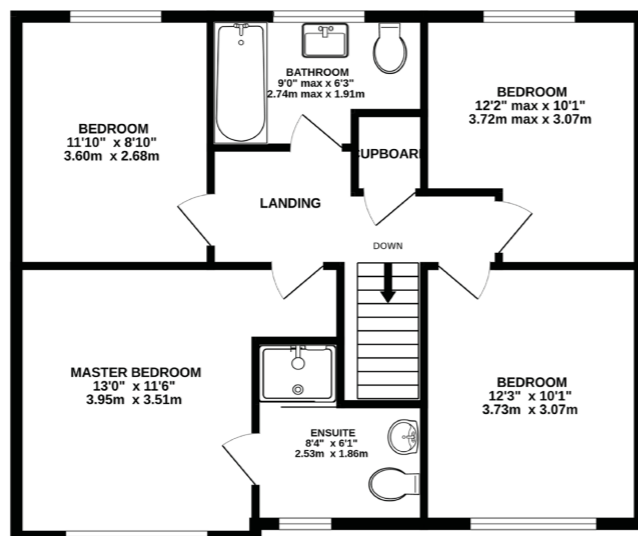
Kingsmead Primary School, Leftwich High School and Sir John Deane's Sixth Form College



GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1595 sq.ft. (148.2 sq.m.) approx.**

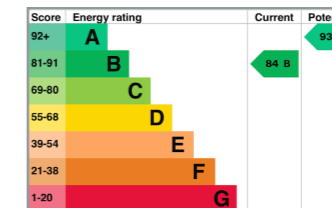
EXCLUDING GARAGE: 1384.92 sq.ft. (128.82 sq.m.) approx.

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.

## Specifications

- Situated on the popular Rose Meadow development
- 1384 square feet of internal living space
- Garage and off-road parking
- Open-plan living-dining-kitchen leading out to the garden
- 4 bedrooms, 2 bathrooms
- Walkable to the town centre
- Close proximity to local amenities, scenic river walks, and excellent road and rail links for commuting

See Ian's  
Video  
Tour



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GRAZIER ROAD  
NORTHWICH





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