



Styal Close | Kingsmead | CW9 8FG

EDWARD  
mellor



## Features

- Magnificent Redrow built detached family home
- Total floor area 2044 sq ft/190 sq metres
- 3 reception rooms with fabulous conservatory
- Notably 4 double bedrooms and 2 bathrooms
- Double garage and superb landscaped gardens

WITH NO FORWARD CHAIN - This is an outstanding and exceptionally spacious detached property which is perfect for a growing family. The generous and beautifully appointed accommodation has been recently upgraded and improved with a high quality of fixtures and fittings throughout. With gas central heating

having a new combi boiler and PVCu double glazing, the well presented layout comprises of a welcoming entrance hall with double doors opening to a lounge, cloakroom, dining room with office/ work from home space, large new fitted kitchen with opening to an impressive conservatory and utility room. On the first floor there

is a master bedroom with new en suite bathroom, three further double bedrooms and bathroom. Outside there is a double integral garage, excellent off road parking and fully enclosed beautifully landscaped rear gardens.



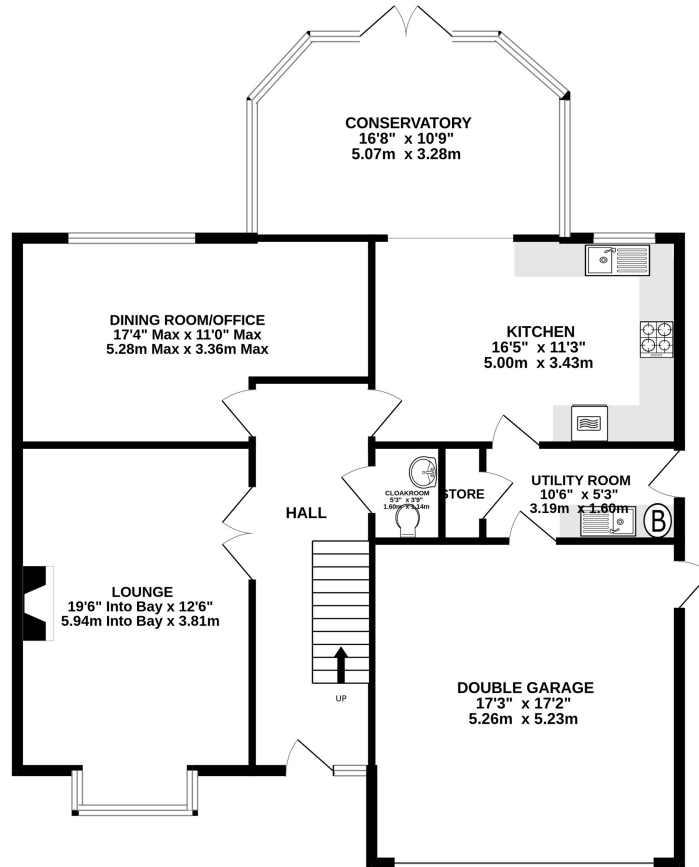
The property occupies a prime position on the highly sought after Kingsmead development and is just a short walk for local amenities which include a Tesco convenience store, Kingfisher public house, day nursery and a primary school rated outstanding. Furthermore in the catchment area and nearby is Leftwich County High School and Sir John Deanes College both rated outstanding. Notably and within a 5 minute walk there is access to miles of delightful riverside walks perfect for relaxation. Northwich town centre is one mile away and offers many shops and national stores, Waitrose supermarket next to a picturesque marina, bars/restaurants, multiplex cinema and memorial court with swimming pool and gym, The A556 bypass is well placed within half a mile and connects directly to the motorway network and several commercial centres throughout the north west.

**SERVICES:** All main services are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band F - Energy Efficiency Rating Band C

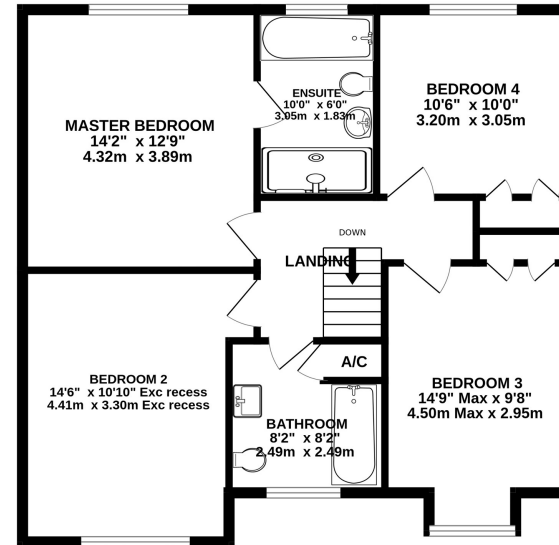
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1256 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

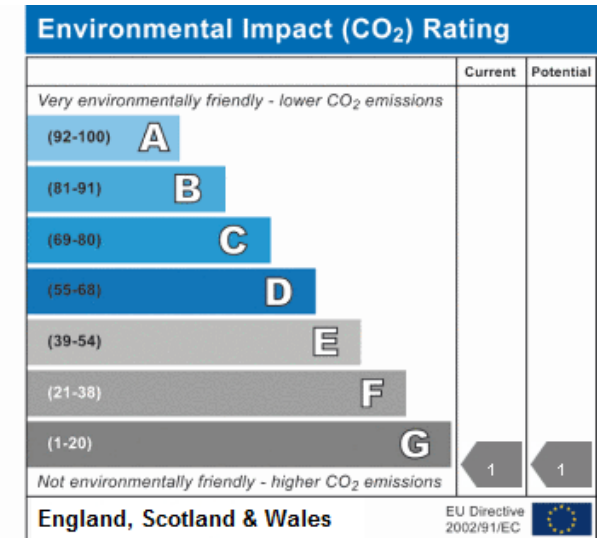
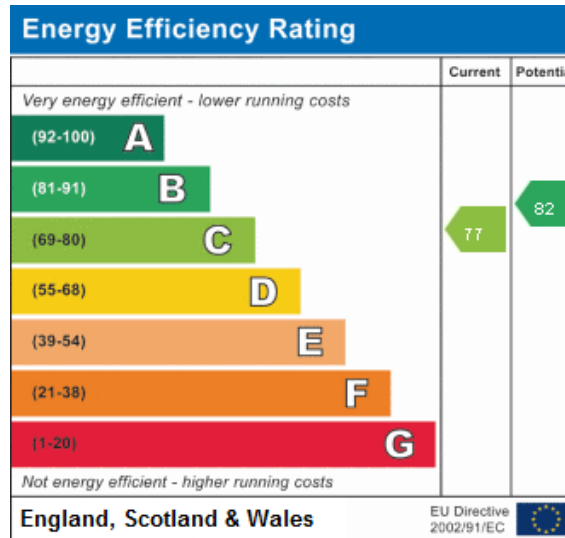
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Important Information

- Council Tax Band: F
- Tenure:Freehold

## EPC Rating



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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*