



Badgers Close | Hartford | CW8 1TD

EDWARD
mellor



Features

- Special detached home with many upgrades
- Great living space & fabulous dining kitchen
- With 4 bedrooms and three bathrooms
- Double garage and superb off road parking
- Generous plot with feature landscaped gardens

With many extra upgrades and enhancements, this is a detached family home built by Messrs Redrow Homes in 2018 to their impressive 'Sunningdale' design. With many fantastic features to include an open plan and bespoke fitted kitchen with integrated appliances and quartz work surfaces and a beautiful tiled floor

designed for heat retention extending through to the hall, air conditioning system and attractive fitted wardrobes to the the master and guest bedrooms. There is a superb fully landscaped rear garden of excellent size which has a raised terraced area enjoying a fine aspect. The layout comprises entrance hall, cloakroom, lounge, snug, dining

kitchen and utility room. To the first floor with master bedroom and en suite, guest bedroom with en suite, two more bedrooms and bathroom. There is an excellent double garage and the extra advantage over other property of a super driveway with space for several vehicles.



The property occupies a splendid position within a small no through road and forms part of a fast maturing and select development in Hartford village. Hartford has outstanding educational facilities for all age groups including the Grange independent schools, two primary schools, Hartford and St Nicholas high schools. Hartford railway station is on the West Coast main line connecting to London and Greenbank station is on the Manchester to Chester line. The A556 is nearby and leads to the motorways and many major centres in the North West. The village centre is nearby while Northwich town centre is just 1.5 miles away with a range of shops including a Waitrose supermarket, multiplex cinema and memorial court with swimming pool/gymnasium. In contrast there is easy access to delightful open countryside and nearby local landmarks include miles of delightful riverside walks Marbury Country Park and Anderton Nature Reserve.

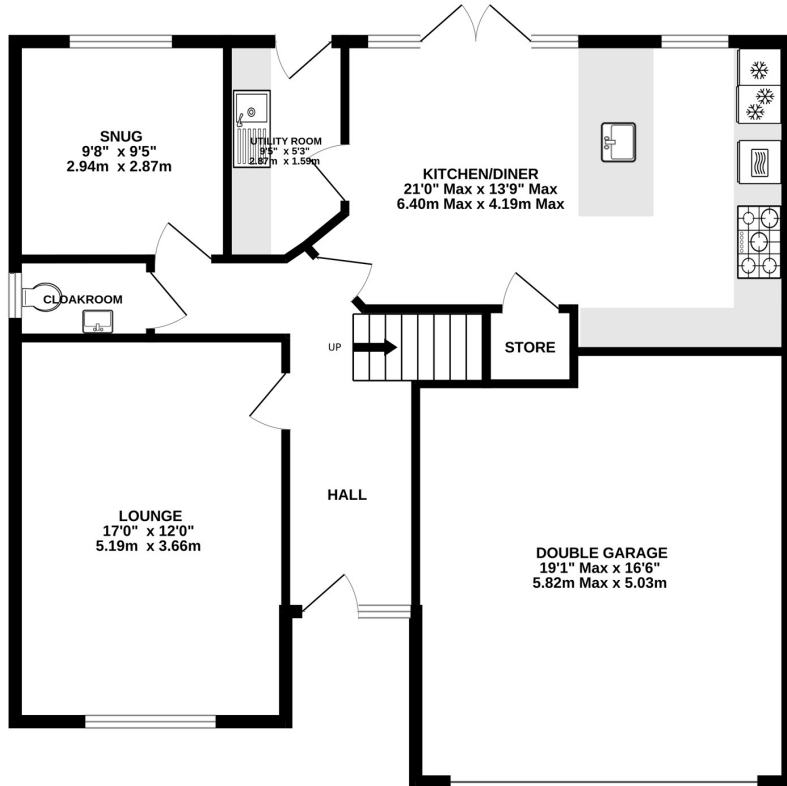
SERVICES: All main services are all connected. **TENURE:** The property is Freehold. **MANAGEMENT CHARGE:** Annual fee payable of £250 for upkeep of communal and children's play areas. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - F Energy Efficiency Rating - B



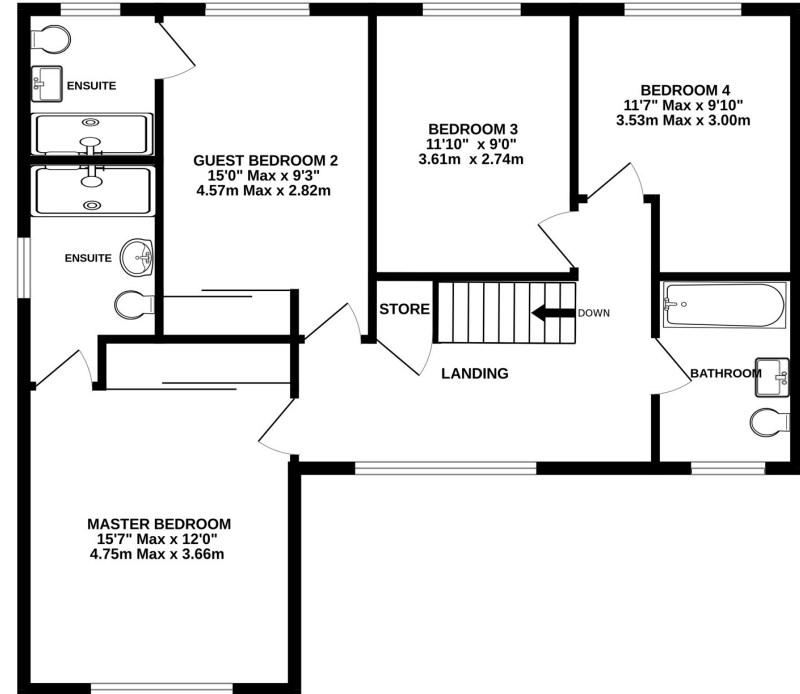
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

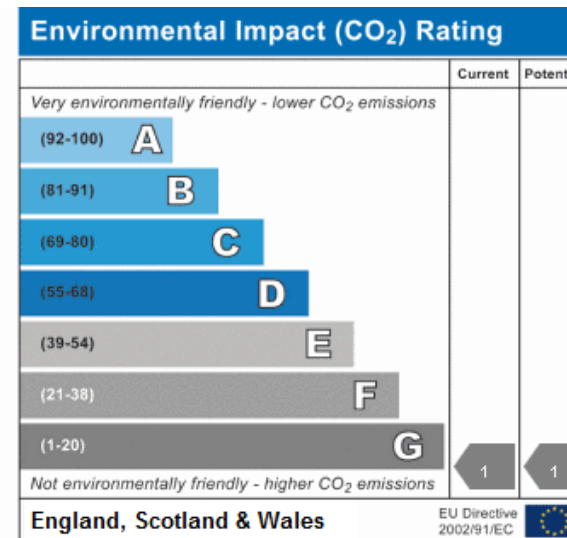
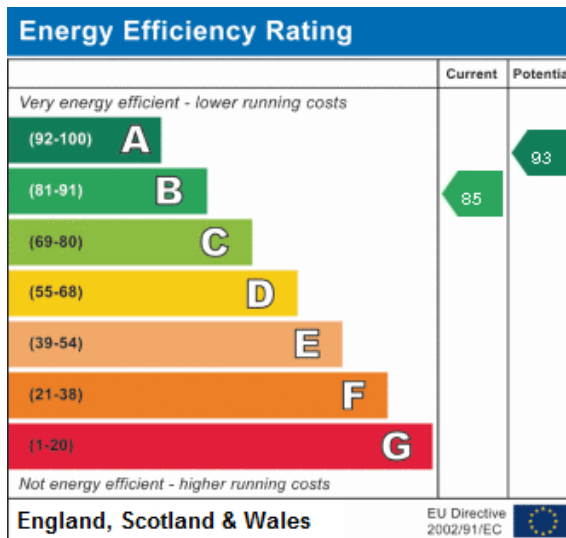
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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