



Blenheim Close | Kingsmead | CW9 8FB

EDWARD
mellor



Features

- A detached 4 bed 2 bath detached house
- With an excellent garage conversion
- Easy off road parking for 2 vehicles
- Secluded south facing rear garden
- Lovely position at the end of a cul de sac

We welcome to the market this modern detached family house with many attractive features. These include a superb multi purpose garage conversion, driveway with off road parking for two vehicles with electric charging point and secluded rear

gardens which enjoy a south facing orientation. With gas central heating and PVCu double glazing, the well presented layout begins entrance hall, lounge, dining room, kitchen with integrated appliances, utility room, cloakroom and garage conversion

which could be an occasional bedroom, playroom or work from home space. On the first floor there is a stunning master bedroom with fitted wardrobes through to an upgraded en suite in 2022, three further bedrooms and bathroom.



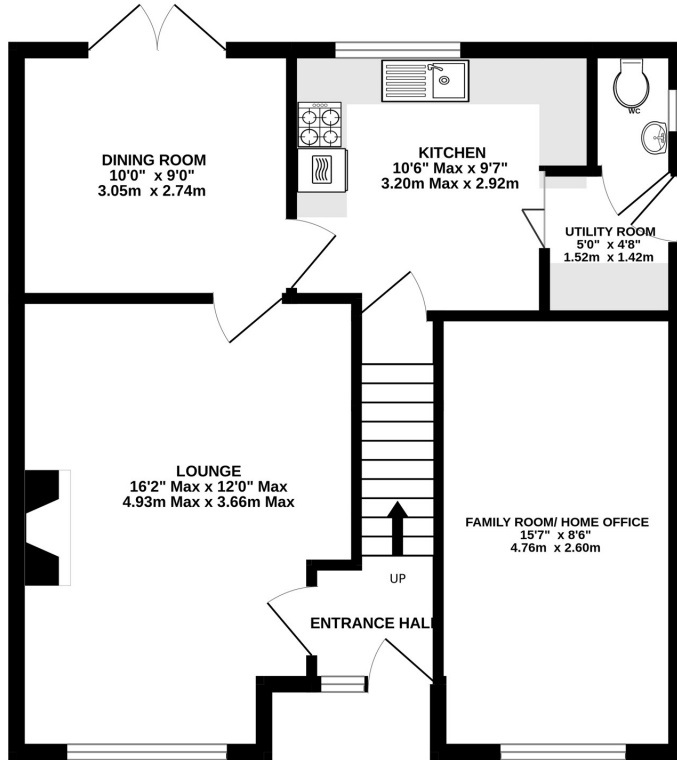
The property occupies a prime position at the end of a quiet cul de sac on the highly sought after Kingsmead development. In just a short walk are local amenities which include a Tesco convenience store, Kingfisher public house, day nursery and a primary school rated outstanding. Furthermore in the catchment area and nearby is Leftwich County High School and Sir John Deanes College both rated outstanding. There is nearby access to miles of delightful riverside walks perfect for relaxation. Northwich town centre is 2 miles 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 D - Energy Efficiency Rating Band C

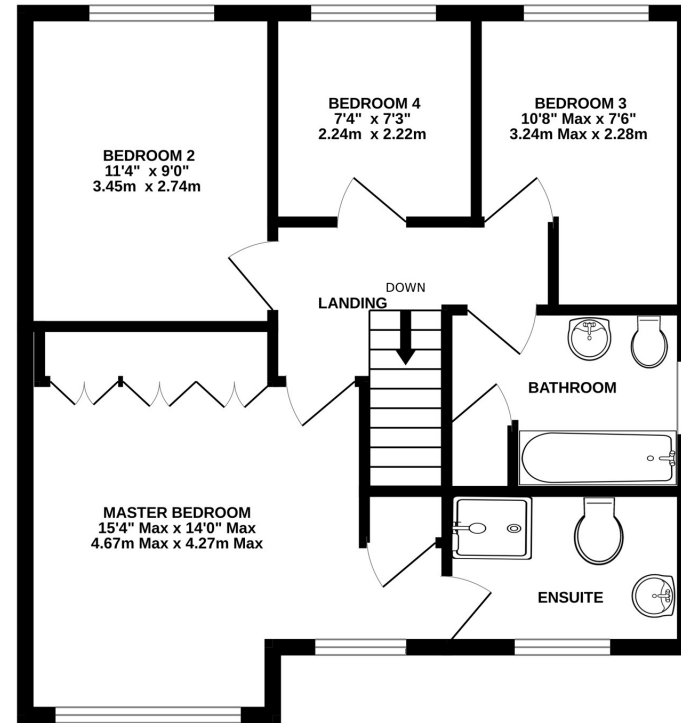
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

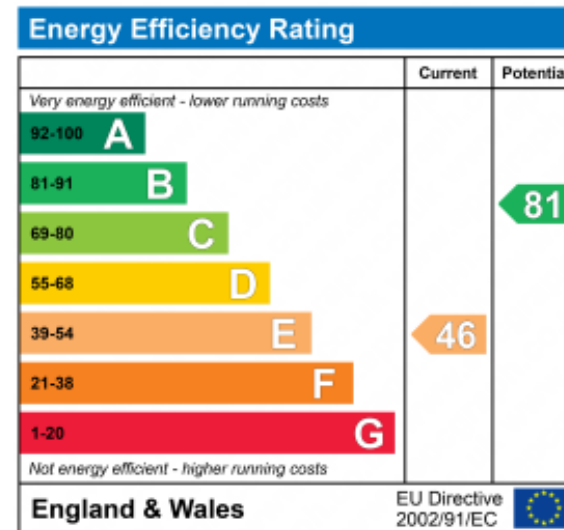


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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