



Picton Close | Kingsmead | CW9 8FJ

EDWARD  
**mellor**



## Features

- Remarkable example of a modern detached home
- Fabulous open plan dining kitchen
- Spacious lounge through to stunning orangery
- All 4 bedrooms with fitted furniture
- Former show house in lovely mature grounds

To be sold for the first time in its 26 year history, this is a fine example of a family home with features of the highest quality throughout. The heart of the house is the amazing open plan dining kitchen which works perfectly for family gatherings or entertaining friends. Featuring a recently installed kitchen with a high end range of

'Siemens' integrated appliances, quartz surfaces, Karndean floor and bi-fold doors which flow onto the rear garden. Double doors open into a spacious lounge leading to an inviting orangery. The orangery is flooded with light thanks to a glass lantern style roof and surrounding windows making it an excellent spot for relaxation. Outside

the house sits in a generous mature plot and the rear garden enjoys a south facing aspect. Equipped with solar panels providing energy saving costs for buyers. With double garage and excellent driveway, a side garden offers an opportunity to extend subject to planning consent. Refer to floor plan for the full layout.



Occupying an enviable position in a small cul de sac on the favoured Kingsmead development. Local amenities include a Tesco store, Kingfisher public house, day nursery and a primary school rated outstanding. Also in the catchment is Leftwich County High School and Sir John Deanes College both rated outstanding. A 5 minute walk leads to miles of delightful riverside walks. 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 nearby connects to the motorway network and several commercial centres throughout the north west. Manchester International Airport is just a 25 minute drive.

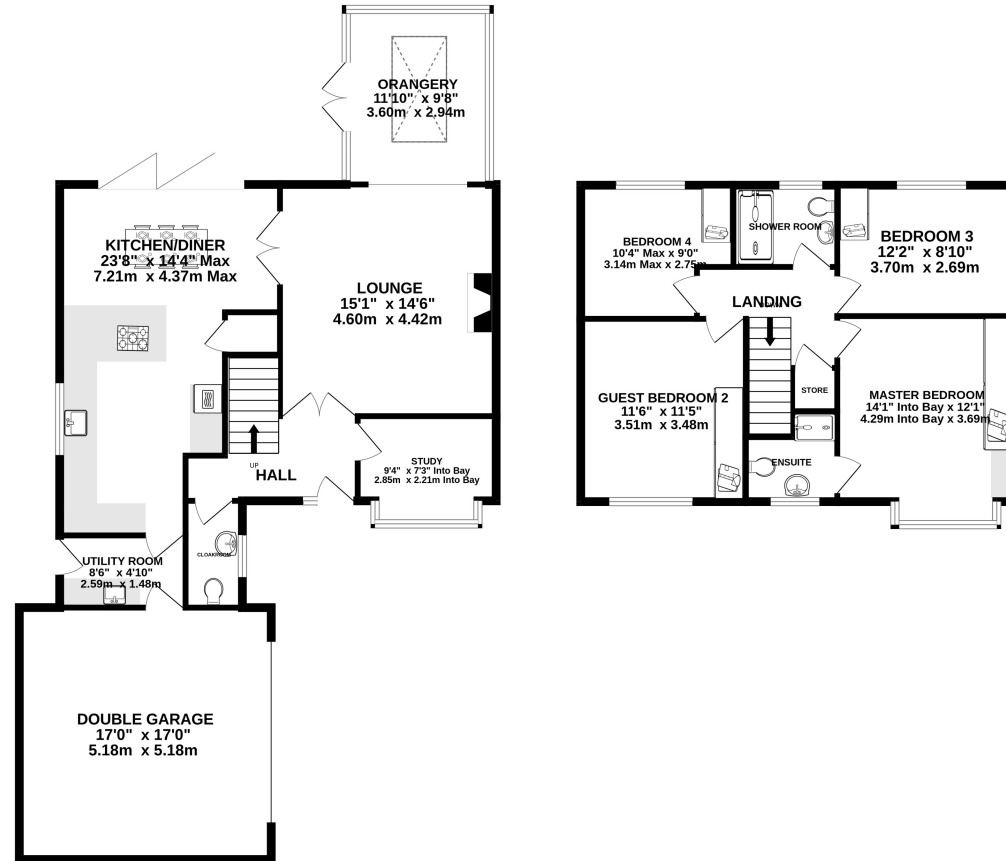
**SERVICES:** All main services are connected. **TENURE:** The house is Freehold. **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS :** Cheshire West & Chester Tax Band E - Energy Efficiency Rating Band TBC

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1123 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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: E
- Tenure:Freehold

## EPC Rating

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