



King Edward Close | Kingsmead | CW9 8XQ

EDWARD
mellor



Features

- Spacious and well appointed detached house
- With 4 bedrooms and 2 upgraded bathrooms
- 3 reception rooms includes conservatory
- Fitted kitchen with matching utility
- Garage and landscaped gardens

This beautifully appointed four-bedroom, two-bathroom detached family home in the sought-after Kingsmead location offers style and comfort in equal measure. Set at the end of a quiet no through road, it features a welcoming entrance hall, a spacious lounge with the focal point of a Portuguese

Limestone feature fireplace, a separate dining room, and a light-filled conservatory overlooking the landscaped rear garden. The upgraded fitted kitchen with integrated appliances having granite work surfaces and a matching utility room provide a fresh, contemporary feel all complemented by gas

central heating with a serviced combi boiler and PVCu double glazing. Every room is presented in excellent condition, reflecting the care and quality that make this property move-in ready. Outside, there is brick paved driveway giving ample off road parking together with an integral garage.



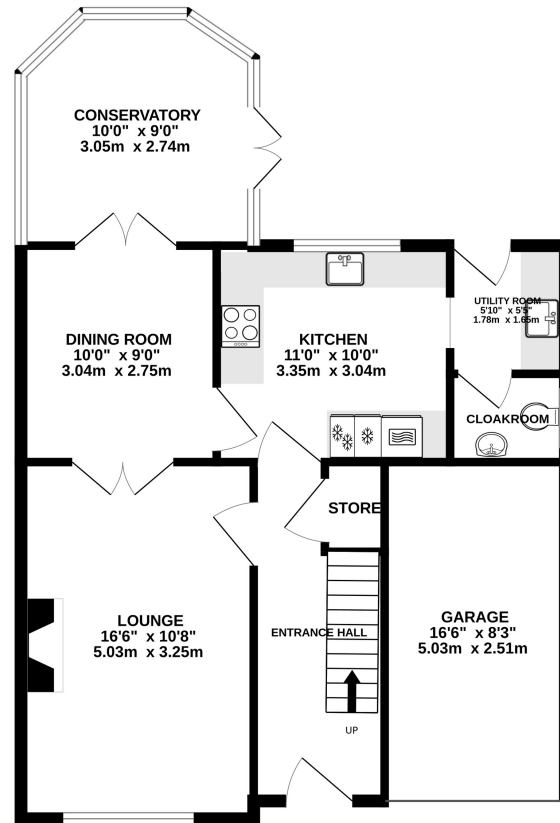
The property stands in a splendid position at the end of a quiet cul-de-sac and is part of the exceptionally favoured Kingsmead development. Nearby is a Tesco convenience store, doctors surgery, Kingfisher public house and day nursery. This location is a local 'hotspot' for quality education with Kingsmead Primary, Leftwich County High School and Sir John Deanes College nearby. Within a 5 minute walk there is access to miles of delightful riverside walks and cycle path. Northwich town centre is one mile away and offers many shops, 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 E - Energy Efficiency Rating Band E

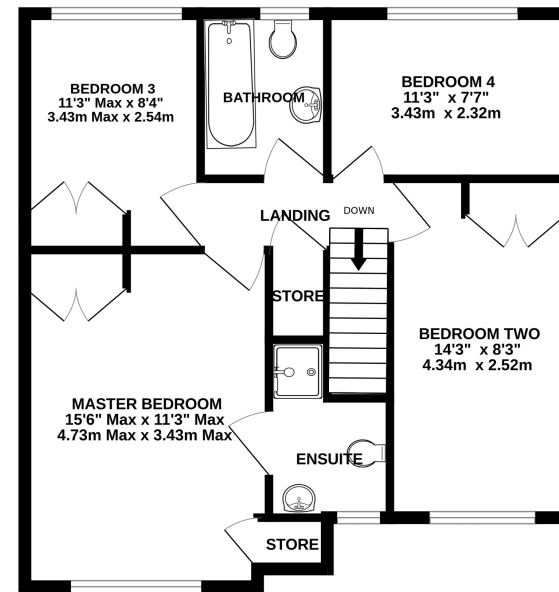
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

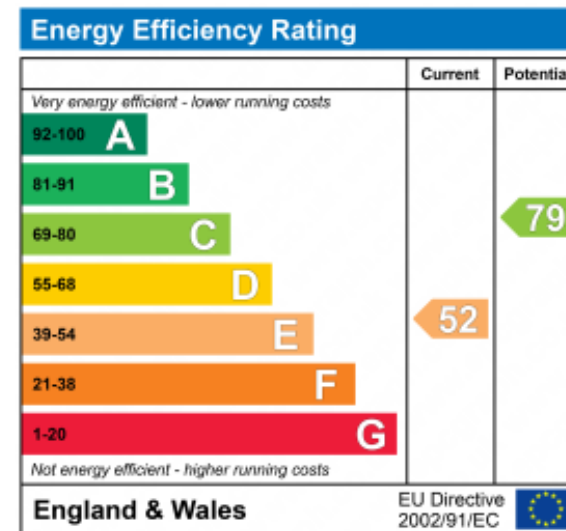


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

EPC Rating



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