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Peregrine Close, Winsford CW7 1SH

Offers in excess of £425,000

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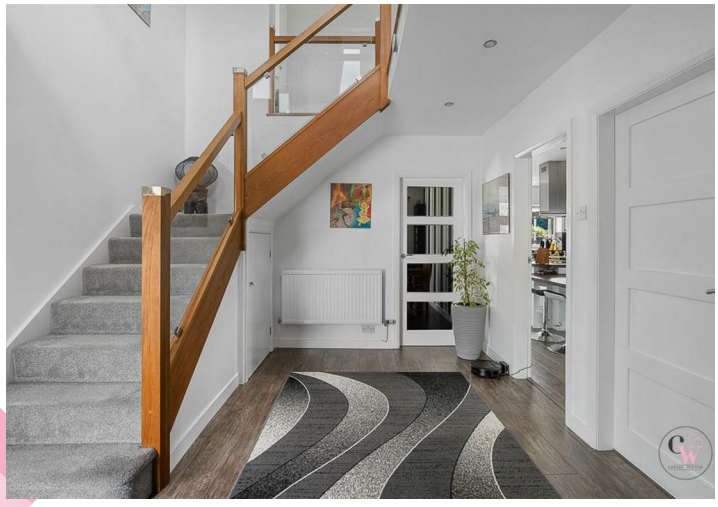

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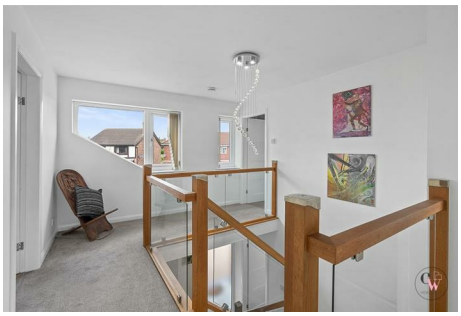
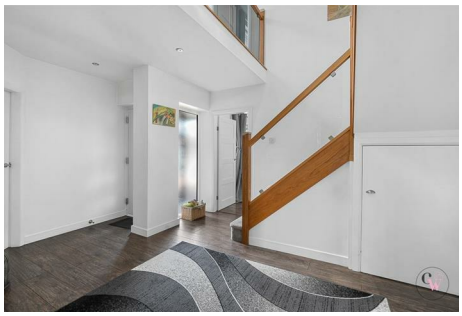




Entrance Hallway
A stunning double height entrance hallway with glass balustrade. Doors off to home office, cloakroom, kitchen/breakfast room, dining room and lounge.

Cloakroom
WC & wash hand basin.

Home Office
13'0" x 9'0" (3.987m x 2.749m)
Window to front.

Breakfast Kitchen
18'7" x 11'11" (5.677m x 3.643m)
A beautiful modern breakfast kitchen with a full range of base and wall units with worktops over which continue into a breakfast/dining table. Integrated oven, hob and fridge freezer. Windows to rear and side. Opening into utility room. Entrance door to side.

Utility Room
16'5" x 5'9" (5.014m x 1.761m)
Range of base and wall units with worktops over and undercounter space for appliances. Window to side and door to integral double garage.

Lounge
25'2" x 13'9" (7.672m x 4.206m)
Window to front and doors out to rear garden. Opening to dining area.

Dining Room
12'5" x 11'2" (3.788m x 3.406m)
Window to rear. Door to entrance hallway and opening to lounge.

Bedroom One
13'9" x 12'4" (4.201m x 3.783m)
Window to front. Door to En-suite.

En-suite
Window to rear. WC, wash hand basin, bath and walk-in shower.

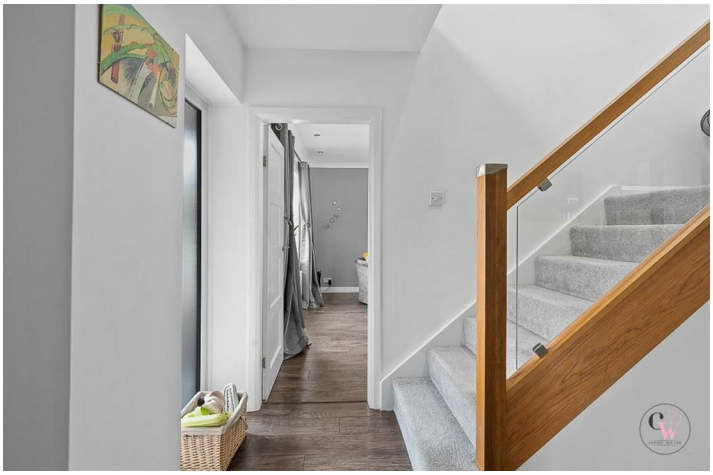
Bedroom Two
12'7" x 10'1" (3.844m x 3.079m)
Window to rear.

Bedroom Three
12'2" x 10'11" (3.723m x 3.339m)
Window to rear. Built in wardrobe.

Bedroom Four
11'0" x 10'9" (3.360m x 3.299m)
Window to front. Built in wardrobe.

Bathroom
WC, wash hand basin and shower bath with shower screen and shower over. Window to rear.

Externally
Set on a good sized plot tucked away in a cul-de-sac location. To the front there is a beautiful resin driveway which provides off road parking for a number of vehicles and in turn leads to a double garage. The double garage has full power and light, two up and over doors and integral access off the utility room. To the rear is a great size enclosed garden with patio area off the lounge and side gated access.



Floor Plan

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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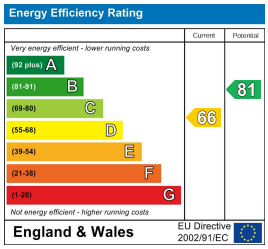
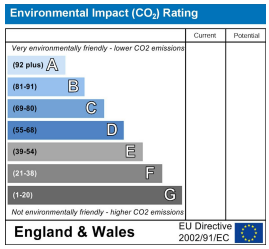
Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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