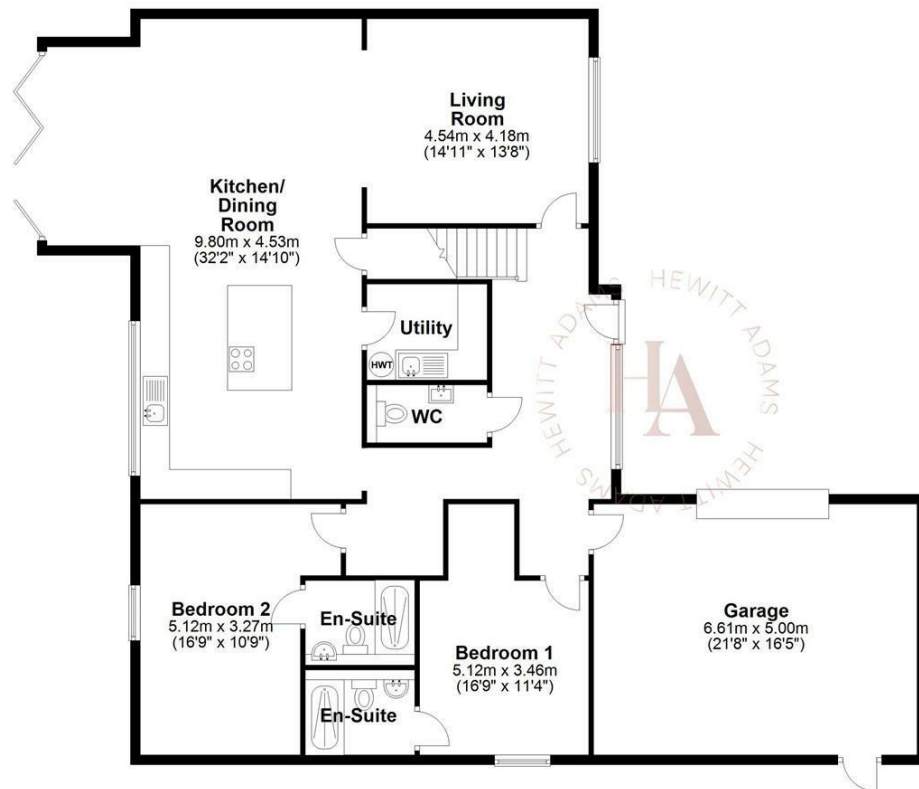




### Ground Floor

Approx. 180.9 sq. metres (1947.2 sq. feet)



### First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 246.2 sq. metres (2650.2 sq. feet)  
For illustration purposes only - not to scale

## Raby Mere Road, Raby, Cheshire CH63 4JQ

£780,000

4 Bedroom 2 Reception 4 Bathroom

Hewitt Adams is proud to bring to the market this exceptional NEW DEVELOPMENT of just 6 homes - The Paddocks, Raby.

One of the most exciting developments in recent years due to its exceptional location and COUNTRYSIDE SETTING - this exclusive and GATED community of just six houses is surrounded by fields within this greenbelt area. This IDYLIC SETTING means every home enjoys BREATHTAKING VIEWS.

Careful consideration has gone into ensuring these ARCHITECTURALLY DESIGNED modern homes are in-keeping with their semi-rural surroundings. Built to exacting MODERN STANDARDS, with UNDER-FLOOR HEATING to the ground floor, AIR SOURCE HEAT PUMPS, and Bosch appliances in kitchen, Roca toilets and Bristan showers and taps.

There are a total of four detached homes and two semi-detached homes available at The Paddocks. Each with generous off-road driveway parking, and all with their own PRIVATE GARDENS - that are excellent sizes.

#### PLOT 1 -

In brief the accommodation affords; entrance hall, living room, large OPEN-PLAN kitchen dining room, utility, w.c, two ground-floor bedrooms BOTH with en-suites. Upstairs there are another two bedrooms - one with a balcony and en-suite, and the main bathroom. Plot one also boasts a large double garage and a generous CORNER PLOT. Call Hewitt Adams on 0151 336 0808 to view.

## Front Entrance

Into;

## Hall

Staircase, radiator, power points

## Living Room

Double glazed window, radiator, power points, TV point, opens into;

## Open Plan Kitchen Diner

Luxurious modern INTEGRATED shaker-style kitchen with wall and base units, central island, quartz worktops, inset sink and drainer, integrated appliances that include - dishwasher, wine-chiller, oven and hob, fridge and freezer, double glazed windows, radiator, power points, bi-folds overlooking the garden

## Utility

Base units, space and plumbing for washing machine and tumble dryer.

## W.C

Large W.C comprising w.c, wash hand basin, tiled floor

## Bedroom One

Double glazed windows, radiator, power points, door into;

## En-Suite

Modern and luxurious en-suite. Comprising shower, low level w.c, wash hand basin, towel rail, fully tiled

## Bedroom Two

Double glazed windows, radiator, power points, door into;

## En-Suite

Modern and luxurious en-suite. Comprising shower, low level w.c, wash hand basin, towel rail, fully tiled

## UPSTAIRS

## Bedroom Three

Double glazed windows, radiator, power points.

## Bedroom Four

Double glazed windows, radiator, power points, double glazed door out to the balcony overlooking the garden

## En-Suite

Modern and luxurious en-suite. Comprising shower, low level w.c, wash hand basin, towel rail, fully tiled

## Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, towel rail, fully tiled

## Garage

Remote controlled shutter door, integral door into the main property

## EXTERNALLY

Off-road driveway parking, access to the garage.

Rear Aspect - A fully private rear garden with patio and lawn. A fantastic sized garden for a new build property.

## \*\*IMPORTANT MARKETING NOTICE\*\*

Please note the images within this listing are taken from the 'show-home' of plot 5 and are designed to illustrate the specification and style of the remaining units. There will be some variance - and internal viewings of each home is essential.

## RESERVATIONS INFORMATION

Please contact the Agents for information regarding how to RESERVE YOUR NEW HOME.

Please note - Plot Two is ALREADY RESERVED.

