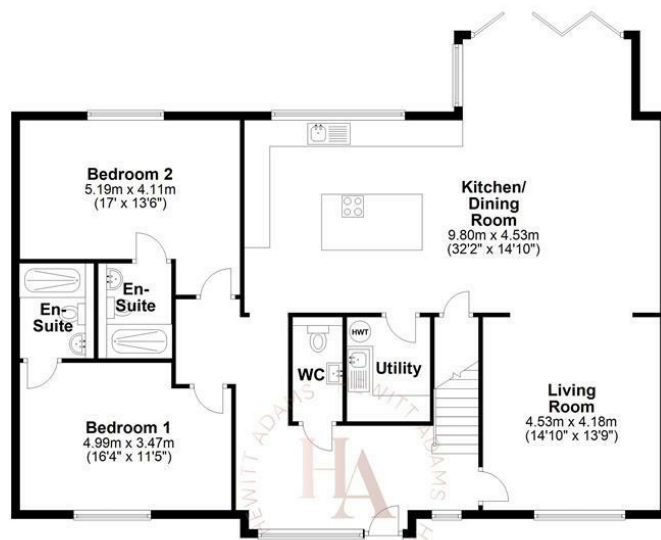




Ground Floor
Approx. 147.6 sq. metres (1589.2 sq. feet)



First Floor
Approx. 65.8 sq. metres (708.8 sq. feet)



Total area: approx. 213.5 sq. metres (2298.0 sq. feet)
For illustration purposes only - not to scale

Raby Mere Road, Raby, Cheshire CH63 4JQ

£795,000

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 4 -

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. The VIEWS that can be enjoyed from plot 4 are amongst the best available on the development! Call Hewitt Adams on 0151 336 0808 to view.

Front Entrance

Into;

Hall

Staircase, radiator, power points

Lounge

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

Open-Plan Kitchen Dining Room

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 a 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, double glazed door out to the balcony overlooking the garden and the fields beyond

En-Suite

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

Bedroom Four

Double glazed windows overlooking the fields beyond, radiator, power points

Bathroom

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

EXTERNALLY

A large private rear garden that backs onto the farmers field beyond. With lawn and patio areas.

With off-road driveway parking for several cars.

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.

