



18 Monarch Drive
Kingsmead, Northwich, Cheshire, CW9 8TH

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

18 Monarch Drive

Kingsmead, Northwich, Cheshire, CW9 8TH

Guide Price - £500,000

This spacious four-bedroom detached family home is nestled on a generously sized plot, set back from the road and boasting extensive off road parking and well maintained lawned gardens. The interior is tastefully appointed and offers a versatile layout, comprising an entrance hall, ground floor WC, lounge, dining room, conservatory, kitchen, utility, and study. Upstairs, you will find four bedrooms, two of which feature en suite facilities, along with a family bathroom.

Externally, the property impresses with a long driveway providing ample parking, leading to a double garage. The rear of the property features additional lawned areas, decking, and a hot tub for relaxation.

LOCATION

Nestled in the sought-after village of Kingsmead, near Northwich in Cheshire, this home offers a delightful blend of local amenities and natural beauty. Nearby, Northwich beckons with a picturesque stroll along the River Weaver, leading to a diverse array of shops, supermarkets, bars, and restaurants.

The area is also well regarded for its education facilities, with reputable state primary and secondary schools, as well as private options such as The Grange in Hartford. Commuting is made easy with excellent transport links, including the M56 and M6 motorway networks, connecting to major commercial centres in the North West.

For recreational pursuits, residents are spoiled for choice. Delamere Forest is just a 20-minute drive away, while Whitegate Way is a mere 15 minutes, perfect for outdoor enthusiasts. Additionally, Blakemere Village provides family friendly activities and artisan shopping, adding to the appeal of this vibrant community.





ACCOMMODATION

Approached by the driveway to the front recessed arched porch entrance.

ENTRANCE HALL

A spacious hallway with a double glazed door and side windows, stairs to the first floor landing, coat cupboard, radiator.

GROUND FLOOR WC

WC and wash hand basin, radiator, double glazed window.

LOUNGE

Approached via double doors from the entrance hall, double glazed windows to front, double glazed doors and side window through to the conservatory, feature fireplace with an inset gas fire, radiator.

CONSERVATORY

A large conservatory having double glazed windows, and doors to outside, tiled flooring with underfloor heating below, air conditioning unit, folding doors through to the dining room.



DINING ROOM

A good size formal dining room with a radiator, door to the entrance hall.

STUDY

Double glazed window to front, fitted office furniture, radiator.

KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, electric oven, electric hob, extractor unit, integrated dishwasher, tiled splashbacks, radiator, double glazed windows to side and rear.

UTILITY

Fitted units, single drainer sink unit, plumbing point for a washing machine and space for a tumble dryer, wall mounted central heating boiler, tiled splash backs, door to side.

FIRST FLOOR LANDING

Access to the loft space, radiator, airing cupboard.

BEDROOM I

Double glazed window to front, fitted wardrobes, radiator.

EN SUITE BATHROOM

Panel bath, shower cubicle with an Aqualisa power shower, WC and wash hand basin, part tiled walls, heated towel rail, double glazed window.



BEDROOM 2

Double glazed window to rear, fitted wardrobes and dressing table, radiator.

EN SUITE SHOWER ROOM

Tiled shower cubicle with a mains shower, WC and wash hand basin, radiator, tiled flooring, double glazed window.

BEDROOM 3

Double glazed window to front, radiator.

BEDROOM 4

Double glazed window to rear, radiator.

BATHROOM

Panel bath with mixer tap and a hand held shower head, WC, wash hand basin plus bidet, part tiled walls, radiator, double glazed window.





OUTSIDE

Set back from the road the property showcases extensive off road parking which leads to a **DOUBLE GARAGE** with power and light.

GARDEN

To the rear of the property there is a lawned garden, patio area and decking with an inset hot tub.

NB – solar panels are fixed to the roof.

SERVICES

Mains electric, gas, drainage. Fibre broadband.

COUNCIL TAX

F

EPC

B

DIRECTIONS

Sat Nav CW9 8TH

Whats3words ///hogs.outfitter.required

APPROXIMATE DISTANCES

Greenbank Train Station - 2.1 miles

Manchester International Airport - 17.7 miles

Liverpool John Lennon Airport - 20.6 miles



VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

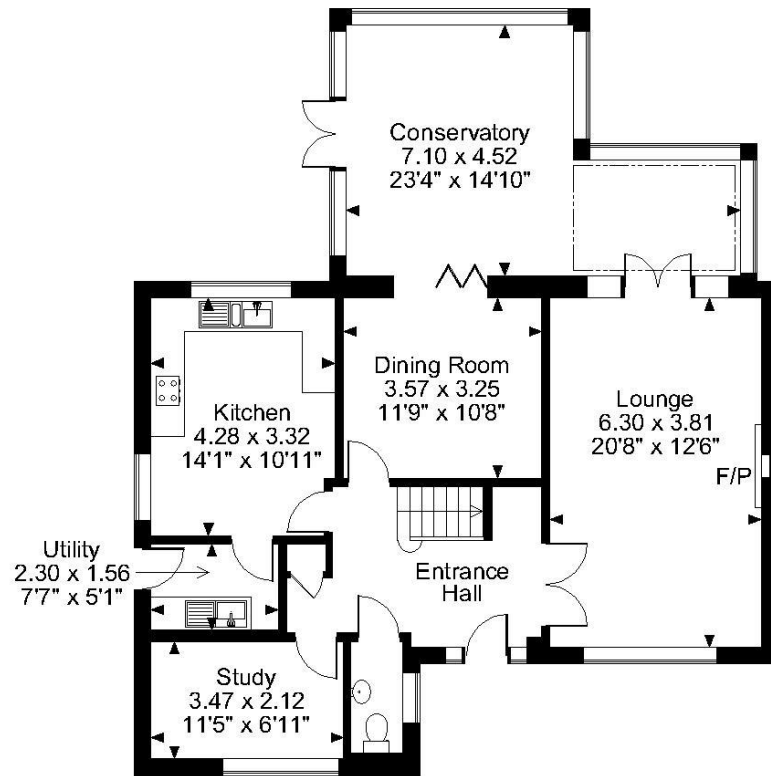
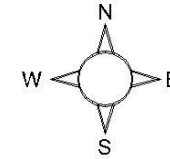
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

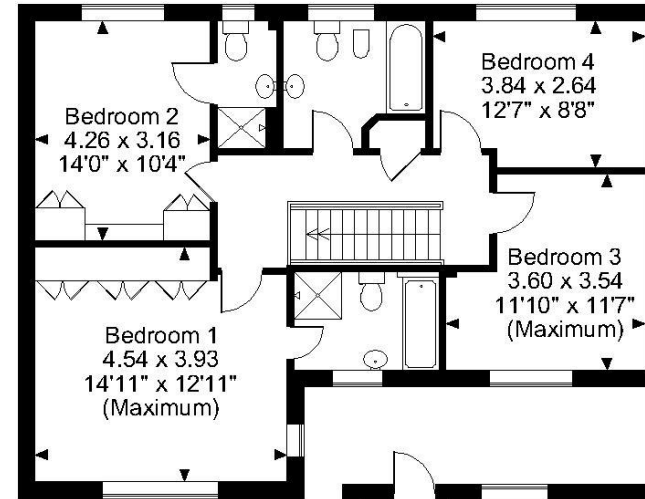
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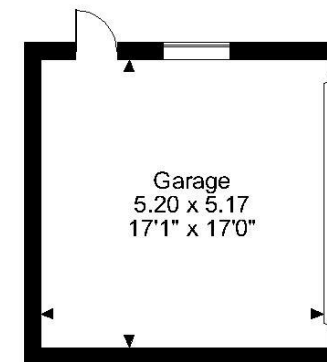
Monarch Drive, Northwich
Approximate Gross Internal Area
Main House = 1969 Sq Ft/183 Sq M
Garage = 289 Sq Ft/27 Sq M
Total = 2258 Sq Ft/210 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
 Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

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