



VINCENT JAMES
ESTATE AGENTS

32 ROCHESTER LANE, ROSE
MEADOW,
NORTHWICH, CW9 8JY

£310,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this fabulous DETACHED FAMILY HOME located on the popular ROSE MEADOW DEVELOPMENT. Built in 2023 by 5 star builder Bellway Homes to their "Easton" Design the accommodation includes: Hallway, WC, Lounge & Kitchen Diner to the ground floor and THREE BEDROOMS, ensuite and family bathroom to the first floor. Externally there is an ENCLOSED SEMI LANDSCAPED REAR GARDEN, OFF ROAD PARKING & DETACHED GARAGE ***FREEHOLD***NO CHAIN***

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Hallway

Accessed via double glazed front entrance door. LVT Flooring. Radiator. Doors to WC, Lounge & Kitchen Diner. Storage Cupboard. Stairs to first floor.



WC

Low level WC and wash hand basin. Double glazed window to the front elevation. Radiator. LVT Flooring.

Lounge

16'0" x 10'11"

Double glazed bay window to the front elevation. Radiator. Inset spotlights. LVT Flooring.



Kitchen Diner

18'2" x 10'11"

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Integrated Dishwasher & Fridge Freezer. Inset oven, Four Ring hob and extractor fan. Space for Washing Machine. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Radiator. Inset spotlights.



Landing

Double glazed window to the side elevation. LVT Flooring. Loft access. Radiator. Storage Cupboard.



Master Bedroom

12'1" x 11'1"

Double glazed window to the front elevation. Radiator. LVT Flooring.



Ensuite

6'4" x 3'2"

Low level WC, wash hand basin and shower cubicle. Double glazed window to the side elevation.



Bedroom Two

11'1" x 8'8"

Double glazed window to the rear elevation. Radiator. LVT Flooring.



Bathroom

6'8" x 6'2"

Low level WC, wash hand basin and panelled bath. Radiator. Double glazed window to the front elevation.



Bedroom Three

9'1" x 8'11"

Double glazed window to the rear elevation. Radiator. LVT Flooring.



Externally - Front

Off road parking for two cars.



Externally - Rear

Partly landscaped Enclosed South East Garden.
Feature paved patio area. Access gate to front.



Detached Garage

Up and over door to the front elevation. Power & Light.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £300 per year approx (we are told this is not paid until development is finished)

Service Charge Review Period: N/A

Council Tax Band: D

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

The Easton at Rose Meadow



Ground Floor

Living Room	4.895m x 3.335m (exc bay)	16'0" x 10'11" (exc bay)
Kitchen/ Dining Area	5.546m x 3.341m	18'2" x 10'11"
Cloakroom	1.900m x 0.935m	6'2" x 3'0"



First Floor

Bedroom 1	3.700m x 3.410m (max)	12'1" x 11'2" (max)
En Suite	1.952m x 0.970m (min)	6'5" x 3'2" (min)
Bedroom 2	3.398m x 2.658m (max)	11'2" x 8'9" (max)
Bedroom 3	2.795m x 2.730m (max)	9'2" x 8'11" (max)
Bathroom	2.043m x 1.900m	6'8" x 6'3"

8 800

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overall. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 02/21

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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