

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.

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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.

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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

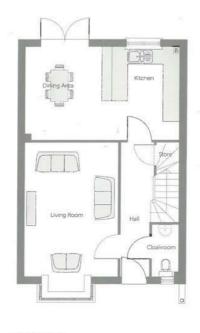
is not paid until development is finished) Service Charge Review Period: N/A

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"

1.900m x 0.935m

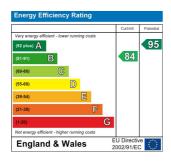
6'2" x 3'0"

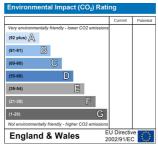
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Bedroom 1	3.700m x 3.410m (max)	12'1" x 11'2" (max)
En Suite	1.952m x 0.970m (min)	6'5" x 3'2" (min)
Bedroom 2	3.398m x 2.658m (max) (max)	11'2" x 8'9" (max) (max)
Bedroom 3	2.795m x 2.730m (max) (min)	9'2" x 8'11" (max) (min)
Bathroom	2.043m x 1.900m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

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Cloakroom

Some items shown in this key may be subject to change, and positions could vary from those indicated on this Biooptian. These refer to Sales Advisor for details of your selected piot. Computing generated image shown converted. External fainthest, landscraping and configuration may vary from piot. Please refer to Sales Advisor for Lither details. All finemissions 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 an an are not indicated, as standard unless otherwise stated. We operate a pack jor of configuration, improvement and individual features a sittems and hatfresom is apass, doors, we down agrages 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





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