



VINCENT JAMES
ESTATE AGENTS

28 SHIPBROOK ROAD, RUDHEATH,
NORTHWICH, CW9 7EJ

£335,000



Vincent James Estate Agents are thrilled to present this exceptional three/four-bedroom family home, meticulously designed and built from the ground up by its current owners to an impeccable standard. Every detail has been thoughtfully crafted to create a modern, luxurious sanctuary that stands out from the crowd. From the warmth of underfloor heating to the flowing open-plan design, set over three beautifully finished floors, this home is a true masterpiece.

Step into the elegant entrance hallway, where style and functionality meet. Here, you'll find access to the downstairs WC and the show-stopping open-plan lounge and kitchen diner—a stunning space perfect for entertaining and family life. As you ascend the bespoke oak staircase to the first floor, you're greeted by the luxurious master bedroom, complete with an en-suite featuring His & Hers wash basins, offering a retreat-like experience. Adjacent to the master, the versatile dressing room doubles as a fourth bedroom, providing flexibility for your family's needs. This floor also hosts a spacious third bedroom and a spa-inspired family bathroom, designed for ultimate relaxation.

The journey continues to the second floor, where a thoughtfully designed office space, complete with additional eaves storage, leads to the tranquil second bedroom. Flooded with natural light from overhead Velux windows, this guest suite is a cozy and private haven.

Outside, the charm of this home extends to the low-maintenance summer garden, surrounded by sleek, modern fencing for privacy. Gated access leads to the front of the property, where a private driveway offers parking for two cars.

Homes of this quality and individuality are a rare find. Don't let this opportunity slip away—call now to book your viewing and make this one-of-a-kind home yours!

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Entrance Hallway



Step through the front entrance door into a stunning hallway, adorned with EvoCore Premium LVT flooring and warmed by luxurious underfloor heating. This elegant space offers access to the downstairs WC and the impressive open-plan lounge and kitchen diner. Overhead, inset spotlights create a bright and welcoming ambiance, while the oak staircase with inset glass panels provides a striking focal point, leading gracefully to the first-floor landing.

Downstairs WC



This WC exudes charm and functionality, featuring a high-cistern WC and a hand wash basin, complemented by a double-glazed frosted window to the side elevation for privacy. The EvoCore Premium LVT flooring is paired with underfloor heating, ensuring comfort underfoot. Hand-painted, partially tiled walls add a unique and stylish accent, while inset spotlights overhead provide a bright and welcoming ambiance.

Open Plan Lounge & Kitchen Diner



The epitome of open-plan living, this multi-functional space seamlessly blends style and practicality, with full-length bi-fold doors that open out to the rear garden, creating a harmonious indoor-outdoor flow.

Lounge – A perfect retreat for relaxation, this space is finished with EvoCore Premium LVT flooring and enhanced by luxurious underfloor heating. A wall-mounted TV point provides a sleek entertainment solution, while a double-glazed window to the front elevation allows natural light to illuminate the room beautifully.

Kitchen Diner – Designed with sophistication and functionality in mind, the True Handleless Shaker-Style kitchen boasts an exquisite range of wall, drawer, and base units, paired with sleek handleless railed cupboards. With EvoCore Premium LVT flooring and underfloor heating. Marble work surfaces bring a luxurious texture to the space, complemented by a gold brushed steel spring mixer tap with a spray handle attachment and drainer. A suite of integrated appliances, including an oven, grill, four-ring induction hob with a downdraft extractor fan, dishwasher, and washing machine, ensures seamless convenience. A freestanding wine cooler and a built-in microwave add further luxury, while a mirrored splashback enhances the sense of light and space. The marble breakfast bar completes the design, offering the perfect spot for casual dining or entertaining. Mood lighting sits above the Dining Table, with a further storage cupboard under the stairs.

First Floor Landing



This first floor landing features a beautifully crafted oak staircase with integral glass panels, adding a touch of elegance and modernity. The space provides access to the master bedroom, bedroom three, and the luxurious family bathroom, while a bespoke staircase leads to the second floor. Overhead, inset spotlights enhance the contemporary design, creating a bright and inviting atmosphere.

Master Bedroom



A truly exceptional bedroom, this space offers a unique layout with a luxurious His & Hers en-suite and an adjoining dressing room that can also serve as a fourth bedroom, providing unparalleled versatility. Finished with EvoCore Premium LVT flooring for a sleek and modern touch, the room also features a wall-mounted radiator for comfort and a TV point for effortless entertainment.

En-Suite



This bespoke en-suite is a sanctuary of style and

relaxation, adorned with striking herringbone teal tiling and an elegant niche for all your shower essentials. The centerpiece of the space is the His & Hers wash basins, which have been textured to a concrete style, and set atop a custom vanity unit with a luxurious marble work surface and splashback. A modern stand-in shower and a low-level WC, with an inbuilt storage cupboard behind to complete the suite's functionality, while a heated towel rail adds comfort. Inset spotlights illuminate the room beautifully, and a full-length frosted window serves as both a practical feature and a stunning focal point.

Dressing Room/Bedroom Four



Currently serving as a stylish dressing room, this versatile space was thoughtfully designed to double as a fourth bedroom, offering endless possibilities to suit your needs. Finished with sleek EvoCore Premium LVT flooring, it features a wall-mounted radiator for comfort and inset spotlights overhead, adding a modern touch. A double-glazed window to the rear aspect floods the room with natural light, enhancing its functionality and charm.

Bedroom Three



Bedroom three is a cozy and inviting space, featuring a double-glazed window to the front elevation that fills the

room with natural light. Soft carpeting underfoot adds warmth, while a wall-mounted radiator ensures year-round comfort. Inset spotlights overhead complete the room with a modern and polished touch.

Family Bathroom



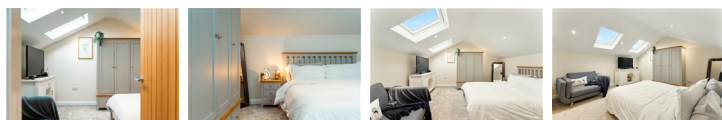
This family bathroom is a true spa-like retreat, thoughtfully designed for ultimate relaxation. The open-plan shower and tiled bathtub create a harmonious blend of luxury and practicality, while the hand wash basin with a stylish vanity unit adds a touch of elegance. A low-level WC and heated towel rail complete the space, ensuring comfort at every turn. The fully tiled floors and partly tiled walls enhance the bathroom's modern aesthetic, and a double-glazed window to the rear elevation fills the room with natural light. Inset spotlights overhead add a sleek, finishing touch to this serene sanctuary.

Second Floor Landing



Featuring a stunning oak staircase with inset glass panels, this second landing is a versatile space that doubles as a home office. A Velux-style window overhead allows natural light to flood the area, creating a bright and inspiring workspace. Soft carpeting underfoot enhances the comfort, while two eaves storage points, including one cleverly tucked into a storage cupboard, ensure you'll never be short on space. A radiator on the wall provides warmth, adding to the overall practicality and charm of this well-designed area.

Bedroom Two



Bedroom two, located on the second floor, offers a serene retreat away from the rest of the home, making it the perfect place to relax and unwind. Velux-style windows overhead fill the room with natural light, while soft carpeting underfoot adds comfort. A radiator on the

wall ensures warmth, and inset spotlights provide a modern, polished finish, enhancing the peaceful ambiance of this private sanctuary. There is also an inbuilt TV point.

Externally - Front



To the front of the property, a pebbled driveway provides parking space for two cars, offering both convenience and curb appeal. Gated side access on both sides of the home allows easy entry to the rear, ensuring seamless access to the private outdoor space. The front of the home also showcases feature lighting in a real stand-out manner.

Externally - Rear



Designed as a Summer Garden but perfect for year-round enjoyment, this beautifully landscaped, lawned rear garden offers an ideal space for al-fresco dining and outdoor entertaining. Two electric points are conveniently located within the garden, with an additional power supply in the shed, making it a versatile, multi-functional space. Whether you're hosting guests or enjoying quiet moments outdoors, this garden is designed to enhance every season.

Surrounding Area



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.

This home benefits from a prime location in the vibrant town of Northwich, Cheshire. Known for its perfect balance of countryside charm and urban convenience, Northwich offers everything you need just a stone's throw away.

The bustling Northwich town centre is just a short distance away, where you'll find a wide range of shops, boutiques, cafés, and restaurants. The town also offers excellent transport connections, including bus and train services, making it easy to reach nearby towns and cities like Chester, Manchester, and Liverpool.

For families, the area is well-served by reputable schools. Sir John Deane's College and St. Nicholas Catholic High School, both highly regarded for their quality of education, are within easy reach, making it an ideal spot for families with school-aged children.

Outdoor enthusiasts will enjoy the nearby green spaces, including Anderton Nature Park and Marbury Country Park, perfect for relaxing walks or family outings. The beautiful Cheshire countryside is right on your doorstep, offering an abundance of scenic walking, cycling, and wildlife-watching opportunities.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: D

Anti Money Laundering

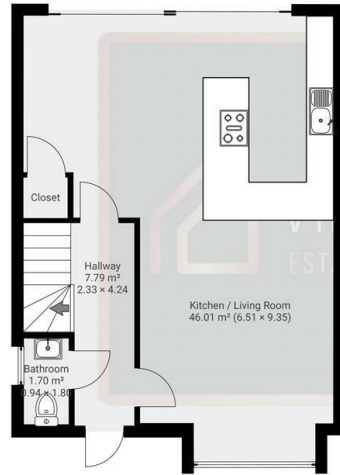


28 Shipbrook Rd

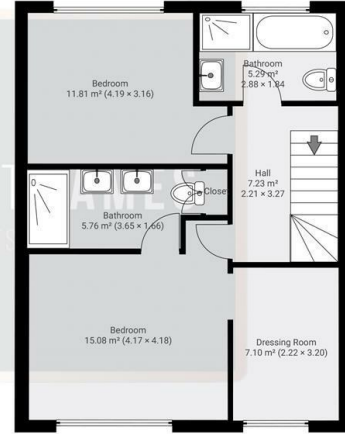
DETAILS
Total area: 156.33 m²
Living area: 156.33 m²
Floors: 3
Rooms: 16

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▼ Ground Floor TOTAL AREA: 56.26 m² • LIVING AREA: 56.26 m² • ROOMS: 4



▼ 1st Floor TOTAL AREA: 52.67 m² • LIVING AREA: 52.67 m² • ROOMS: 7

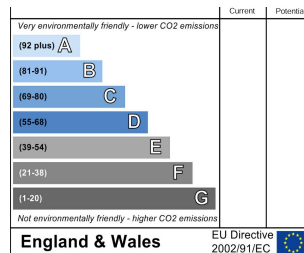
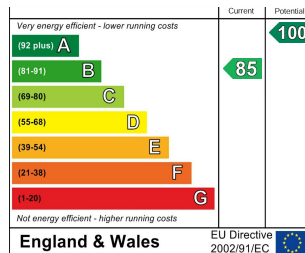
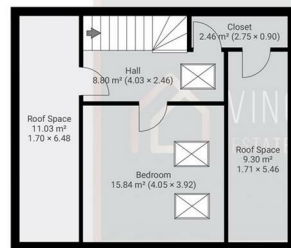


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▼ 2nd Floor TOTAL AREA: 47.40 m² • LIVING AREA: 47.40 m² • ROOMS: 5



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