



VINCENT JAMES
ESTATE AGENTS

11 MOOR-PARK WAY,
NORTHWICH, CW9 8WZ

£475,000



Vincent James Estate Agents are thrilled to present this exceptional, detached residence, nestled in one of Kingsmead's most coveted locations. This truly rare and luxurious home exudes charm and elegance, offering a welcoming atmosphere that promises to captivate from the moment you step inside.

As you enter, you're greeted by a stunning entrance hallway that flows seamlessly into the spacious Lounge, the sophisticated Kitchen Diner—truly the heart of the home—and a convenient Downstairs WC. The Kitchen Diner is where memories are made, offering the perfect space for family gatherings, entertaining friends, or simply enjoying a quiet morning coffee. The home also boasts a dedicated Utility Room and a charming Dining Room, adding to its versatility and appeal.

Upstairs, discover four beautifully appointed bedrooms, including a modern en-suite and a sleek family bathroom, offering the perfect retreat at the end of a long day.

Outside, the property enjoys the added benefits of a private driveway, garage, and a breathtaking rear garden—ideal for entertaining or simply relaxing in peace.

This remarkable home is a true gem, and opportunities like this are few and far between. Don't miss your chance to experience its magic—schedule your viewing today before someone else beats you to it!

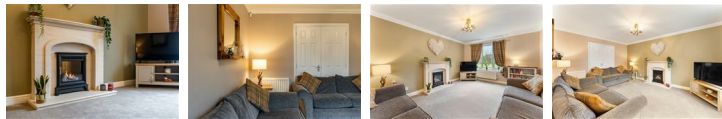
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Entrance Hallway



This entrance hallway provides access points to the Lounge, Kitchen Diner, Downstairs WC and also has a staircase leading to the landing. Accessed via the front entrance door, and contains understairs storage, a radiator to the wall and oak effect flooring underfoot.

Lounge



This cozy space features a fireplace with an inset log burner, further amplifying the space. There are two radiators providing additional warmth, and a double glazed window to the front aspect of the home. There is also an access point to the dining room, creating an easy flow throughout the home.

Downstairs WC



A convenient space, with a low level WC, Hand Wash Basin with splashback, radiator and oak effect flooring.

Kitchen Diner



This fantastic space has been extended and modernised throughout, presenting itself as the true heart of the home. The room is fitted with a range of wall, drawer and base units, with quartz worksurfaces above. There is space for an American style Fridge Freezer within the cabinets, and there is also an inset sink with mixer tap and drainer within the worksurface. The kitchen comes with an Oven, Four Ring Hob and Hood, Dishwasher and inset spotlights overhead. The breakfast bar looks out to the Diner, which doubles up as another Living Space, and even contains a Velux window overhead, and bi-fold doors into the rear garden. It truly is a great entertaining and dining space.

Utility Room



Accessed via the kitchen, this space also comes equipped with a range of wall, drawer and base units with a worksurface above. There is space for appliances underneath, and an access door to the side of the home.

Dining Room



Also accessed via the Kitchen, this room also contains bi-fold doors into the rear garden. The lounge can also be accessed via this room. A radiator sits to the wall.

Landing



Providing access to all bedrooms and the family bathroom. There is also a loft access hatch.

Master Bedroom



A room which perfectly encapsulates the term 'multi-functional'. With built in wardrobes, a dressing area and access to the en-suite, this room has everything you need! Two double glazed windows sit to the front of the home, with two radiators mounted to the wall.

En-Suite



This modern space is conveniently placed, and has everything you need for a spa like retreat. Featuring a stand in shower alongside marble effect tiling, inset spotlights and a double glazed frosted window to the side elevation. There is also a low level WC, Hand Wash Basin with Vanity unit, and a heated towel rail.

Bedroom Two



With a double glazed window to the rear elevation, a radiator and carpet underfoot.

Bedroom Three



With a double glazed window to the rear elevation, a radiator and carpet underfoot.

Bedroom Four



With a double glazed window to the rear elevation, a radiator and carpet underfoot.

Bathroom



With a panelled bathtub, complete with overhead shower attachment, partly tiled walls, hand wash basin, low level WC, and a double glazed frosted window to the side elevation. A radiator sits to the wall.

Externally - Front



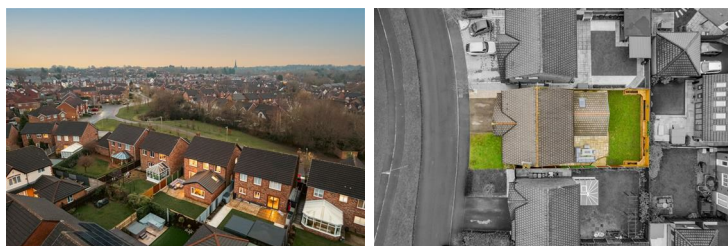
The front of this home has instant curb appeal, creating a look which instantly pulls you in. Featuring access to the garage, and gated side access into the rear garden. There is also a private driveway for added convenience.

Externally - Rear



This fantastic entertaining space is perfect for hosting events or inviting friends and families alike. With a paved patio seating area and a lawned garden, this is an excellent space all year round.

Surrounding Area



Kingsmead is one of the most sought-after areas in Northwich, offering a perfect blend of charm, convenience, and quality of life. Renowned for its exceptional education options, the village is home to several outstanding schools, including the prestigious Grange School, an independent school providing education from nursery through to sixth form. Highly regarded primary schools such as Hartford Manor and Hartford Primary, alongside further education opportunities at Mid Cheshire College, make it a prime location for families prioritizing their children's development. Kingsmead also boasts a variety of restaurants and pubs, from cosy gastropubs to modern eateries, catering to a range of tastes. For commuters, the area is exceptionally well-connected, with two train stations offering direct links to Manchester, Chester, and Liverpool, as well as easy access to the M56 and M6 motorways. With its strong community feel, excellent amenities, and top-tier education, Kingsmead truly stands out as one of Northwich's most desirable locations.

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: E

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.

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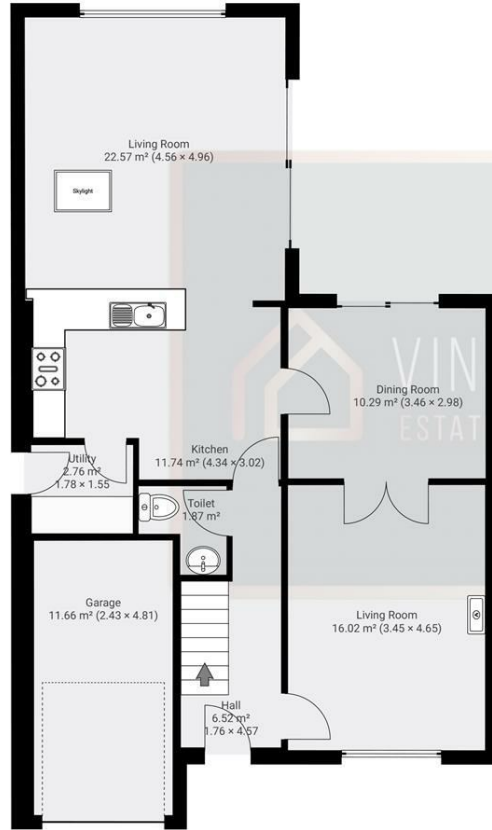
DETAILS

Total area: 143.68 m²
Living area: 132.01 m²
Floors: 2
Rooms: 18

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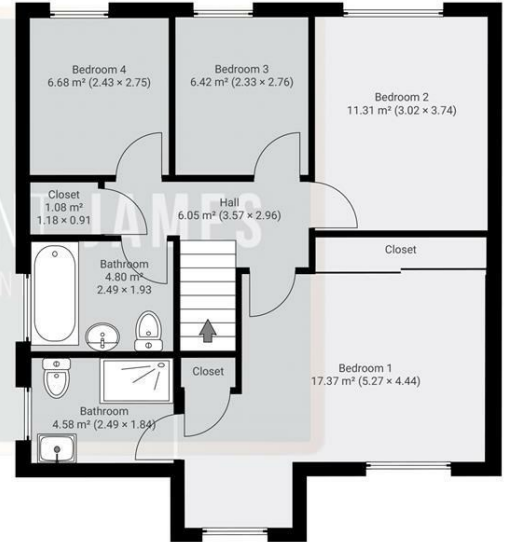
▼ Ground Floor

TOTAL AREA: 83.37 m² • LIVING AREA: 71.71 m² • ROOMS: 8

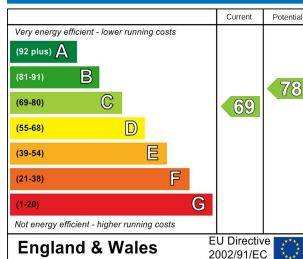


▼ 1st Floor

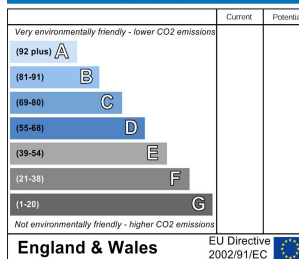
TOTAL AREA: 60.31 m² • LIVING AREA: 60.31 m² • ROOMS: 10



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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