



# 7 SUNFLOWER WAY, WINNINGTON VILLAGE, NORTHWICH. CW8 4RS £275,000



Vincent James Estate Agents are delighted to present this exceptional townhouse, situated within the sought-after Winnington Village development. This beautifully designed home offers spacious and versatile accommodation across three floors. The ground floor features an inviting entrance hallway, a fourth bedroom that can also serve as a home office, a convenient WC, and a stunning open-plan kitchen, dining, and living area. The first floor boasts a stylish lounge and an impressive master bedroom complete with an en-suite bathroom. On the second floor, there are two additional well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private, enclosed rear garden and off-road parking. This home is offered for sale on a freehold basis.

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### Entrance Hallway

Accessed via front entrance door. Laminate Flooring. Storage Cupboard housing boiler. Doors to WC. Study / Bed 4 & Open Plan Kitchen / Diner / Living Space.



### WC

Low level WC and wash hand basin. Laminate flooring. Radiator.



### Bedroom Four / Study

Double glazed window to the front elevation. Radiator. Laminate Flooring. Built in Storage Wardrobes.



### Open Plan Kitchen / Diner / Living Space

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer. Space for Fridge Freezer, Dishwasher & Washing Machine. Inset electric oven with hob and extractor fan above. Radiator. Understairs storage cupboard. Double glazed French doors to the rear elevation. Laminate flooring.



### Landing

Doors to Lounge & Master Bedroom.



### Lounge

Two double glazed windows to the rear elevation. Radiator.



### Master Bedroom

Two double glazed windows to the front elevation. Radiator. Door to Ensuite.



### Bedroom Two

Velux window to the rear elevation. Radiator. Cupboard housing hot water tank.

### Ensuite

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Radiator.



### Bedroom Three

Double glazed window to the front elevation. Velux window to the front elevation. Storage Cupboard.



### Landing

Doors to bedrooms & bathroom. Radiator.

### Bathroom

Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Radiator.



### Externally - Front

Off road parking for two cars.



### Externally - Rear

Enclosed garden with paved patio leading to an astroturfed area. Garden shed. Raised planting borders.



### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £103 per year approx

Service Charge Review Period: N/A

Council Tax Band: C

### 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.

### Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

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## Ground Floor





## First Floor



## Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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