



# 12 ORCHARD DRIVE, LITTLE LEIGH, NORTHWICH, CW8 4RW

£475,000



VINCENT JAMES ESTATE AGENTS are delighted to present this beautifully presented detached family home, ideally located in the sought-after semi-rural village of Little Leigh.

This spacious home offers well-planned accommodation comprising: Porch, Entrance Hall, Lounge, open-plan Kitchen Diner, Conservatory, Utility Area, and Ground Floor WC. To the first floor, there are four bedrooms and a family bathroom.

Externally, the property boasts a mature and enclosed rear garden with stunning rolling views across the Cheshire countryside, while the front elevation provides ample off-road parking.

Call us now to arrange your viewing – don't miss out on this fantastic family home!

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### Entrance Porch

Accessed via front entrance door. Double glazed window to the front elevation. Laminate Flooring. Door to Hallway.



### Entrance Hallway

Stairs to the first floor. Radiator. Doors to WC, Lounge & Kitchen Diner.



### WC

Low level WC and wash hand basin. Double glazed window to the side elevation. Laminate Flooring.



### Lounge

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Two radiators. Feature fireplace with inset gas fire. Doors to Kitchen Diner & Utility Room.



### Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven with hob and extractor hood above. Integrated Fridge Freezer & Dishwasher. Column Style Radiator. Double glazed French doors to the conservatory. Laminate Flooring. Double glazed access door to the side elevation.



### Conservatory

Brick built with double glazed windows to all sides. Double glazed French doors to the side elevation. Laminate Flooring. Radiator. Solid Tiled Roof with inset spotlights.



### Utility Room

Up and over door to the front elevation. Space for Washing Machine, Tumble Dryer & Fridge Freezer. Floor Standing Boiler. Double glazed window to the rear elevation. Double glazed access door to the rear elevation. Door to Garage.



### Garage

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

### Landing

Doors to all bedrooms and bathroom. Loft access.



### Master Bedroom

Double glazed window to the front elevation. Radiator. Door leading to walk in wardrobe.



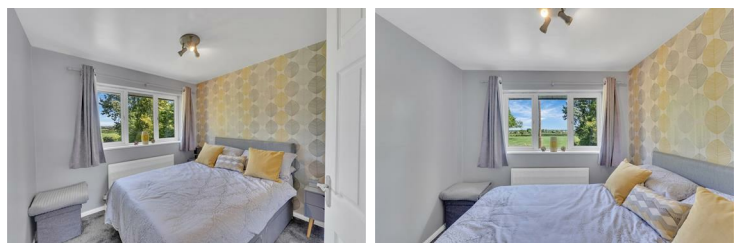
### Bedroom Two

Double glazed window to the rear elevation. Radiator.



### Bedroom Three

Double glazed window to the rear elevation. Radiator.



### Bedroom Four

Double glazed window to the front elevation. Radiator. Cupboard housing hot water tank. Storage Cupboard.



## Bathroom

Low level WC, Wash hand basin and bath with shower above. Tiled walls. Double glazed window to the side elevation.



## Externally - Front

Gravelled parking area providing off road parking.  
Lawned Garden



## Externally - Rear

Enclosed garden with gravelled area leading to lawned garden. Mature planting. Decked seating area enjoying rolling views of the Cheshire Countryside. Access gate. Garden shed.



## Extra Information

Tenure: Freehold  
Length of lease: N/A  
Annual Ground Rent: N/A  
Service Charge: N/A  
Service Charge Review Period: Per annum  
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.

## Financial Qualification

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

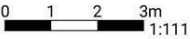




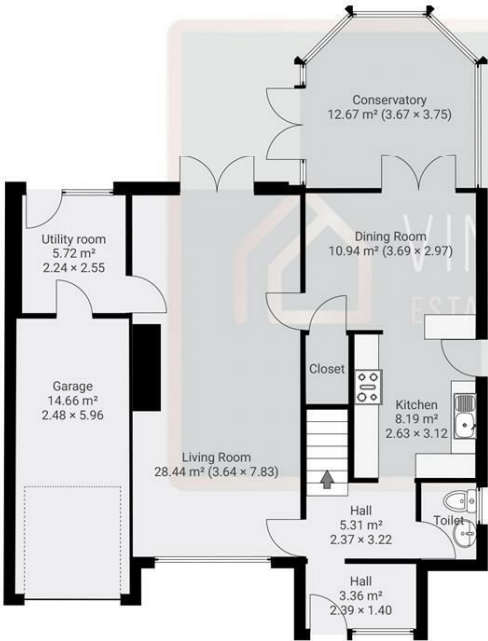
VJ - 12 Orchard Drive,  
little Leigh

DETAILS  
Total area: 147.71 m<sup>2</sup>  
Living area: 133.05 m<sup>2</sup>  
Floors: 2  
Rooms: 19

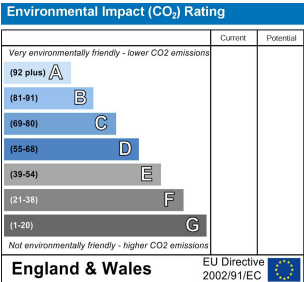
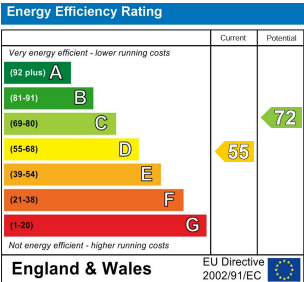
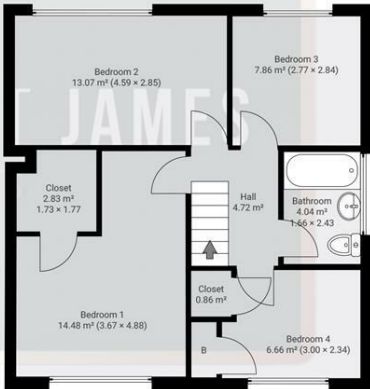
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▼ **Ground Floor** TOTAL AREA: 92.59 m<sup>2</sup> • LIVING AREA: 77.94 m<sup>2</sup> • ROOMS: 10



▼ **1st Floor** TOTAL AREA: 55.12 m<sup>2</sup> • LIVING AREA: 55.12 m<sup>2</sup> • ROOMS: 9



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