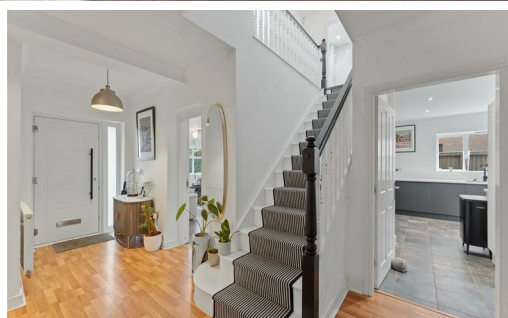




VINCENT JAMES
ESTATE AGENTS

22 MONARCH DRIVE, KINGSMEAD,
NORTHWICH, CW9 8TH

£550,000



Nestled in the delightful area of Kingsmead, this charming four-bedroom detached home offers a perfect blend of comfort and elegance. From the moment you step into the entrance foyer, you are greeted by a warm and inviting atmosphere that sets the tone for the rest of the property. The home also contains three spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The four well-proportioned bedrooms are designed to accommodate families of all sizes, ensuring everyone has their own private sanctuary. With two modern bathrooms, morning routines will be a breeze, allowing for convenience and comfort.

The property features a generous driveway that can accommodate up to three vehicles, making it ideal for families with multiple cars or for hosting visitors. The beautiful rear garden is a true highlight, offering a serene outdoor space perfect for enjoying sunny afternoons, gardening, or simply unwinding in nature.

This delightful home in Kingsmead is not just a property; it is a lifestyle choice, providing a peaceful retreat while being conveniently located near local amenities. Whether you are looking for a family home or a place to entertain, this residence is sure to impress. Don't miss the opportunity to make this charming house your new home.

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Entrance Hallway

Accessed via front entrance door. Laminate Flooring. Radiator. Stairs to First floor. Doors to Lounge, Dining Room, Study, WC, Kitchen and Bar / Party Room.



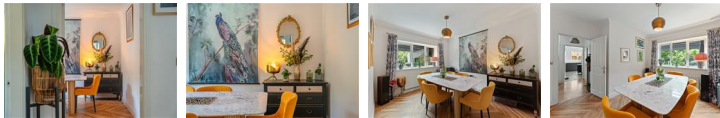
Lounge

Double glazed bay window to the front elevation. Two radiators. Feature fireplace.



Dining Room

Double glazed window to the rear elevation. Radiator. Kardean Flooring.



Study

Double glazed window to the rear elevation. Radiator. Laminate Flooring.



WC

Newly refitted Low level WC and wash hand basin. Double glazed window to the rear elevation. Feature fired earth and CaPietra tiled walls. Heated towel rail.



Kitchen

Fitted with a range of wall, drawer and base units with composite worksurfaces above. Inset sink. Two inset high level ovens. Inset hob with extractor fan above. Integrated Dishwasher. Space for American Fridge Freezer. Breakfast Bar with Composite worksurface. Tiled floor. Inset spotlights. Storage Cupboard. Opening to the conservatory.



Conservatory

Opening from the Kitchen. Double glazed windows to three sides. Double glazed French doors to the side elevation. Tiled Floor. Two Radiators.



Utility Room

Base unit with worksurface above. Inset sink. Space for Washing Machine & Tumble Dryer. Wall mounted boiler which was fitted in 2023. Radiator. Access door to the rear elevation.



Bar / Party Room

Double glazed window to the front elevation. Radiator. Laminate Flooring. A real useable living space, ideal for teenagers, or young kids which has been previously a playroom and a dining room.



Landing

Two double glazed windows to the front elevation. Loft access. Doors to bedrooms and bathroom. Airing Cupboard.



Master Bedroom

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Door to Ensuite.



Ensuite Shower Room

A real 5* hotel vibe comprising of Low level WC, vanity unit with two sinks and luxurious walk in shower. Fired earth and CaPietra tiles. Tiled floor. Inset spotlights. Double glazed window to the side elevation.



Bedroom Two

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.



Bedroom Three

Double glazed window to the rear elevation. Radiator



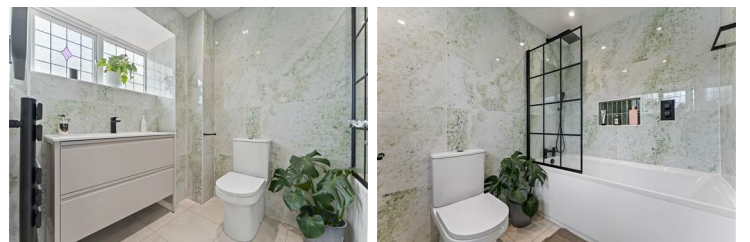
Bedroom Four

Double glazed window to the rear elevation. Radiator



Bathroom

Low level WC, CP Hart vanity and panelled bath with shower above. Feature fired earth and CaPietra tiled walls. Tiled floor. Heated towel rail. Inset spotlights.



Externally - Front

Off road parking for three cars. Mature planting.



Externally - Rear

Paved patio leading to further gravelled area. Lawned garden with mature planting. Access gate to the front elevation.



Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: Approx N/A

Service Charge Review Period: N/A

Council Tax Band: F

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.



22 Monarch Drive, CW9
8TH

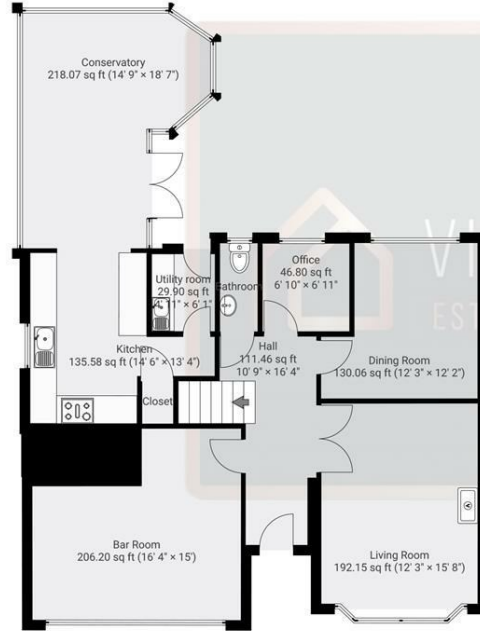
DETAILS
Total area: 1826.99 sq ft
Living area: 1826.99 sq ft
Floors: 2
Rooms: 20

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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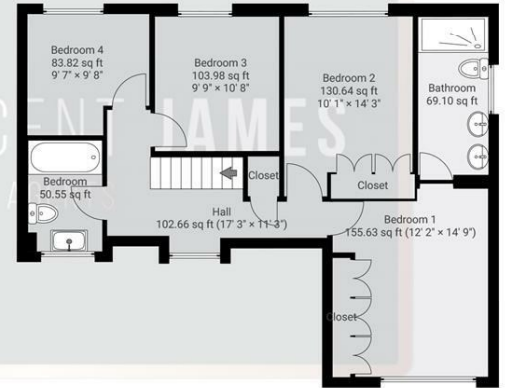
▼ Ground Floor

TOTAL AREA: 1098.00 sq ft • LIVING AREA: 1098.00 sq ft • ROOMS: 10



▼ 1st Floor

TOTAL AREA: 728.98 sq ft • LIVING AREA: 728.98 sq ft • ROOMS: 10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	72
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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