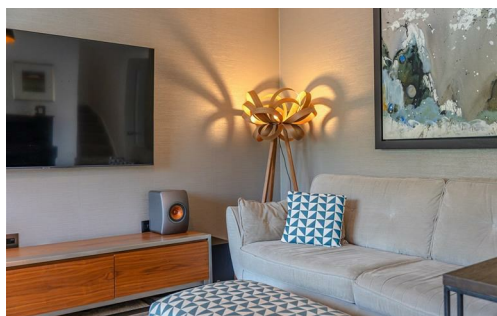




1 BOWFELL CLOSE, DAVENHAM, NORTHWICH, CW9 8XE

£400,000



Prepare to be impressed. Vincent James Estate Agents are proud to present this outstanding four-bedroom detached home in the heart of Davenham — thoughtfully extended, tastefully upgraded, and perfectly suited to modern family life. From the moment you step inside, the quality of finish and attention to detail is clear, offering a home that feels both luxurious and entirely liveable.

The welcoming entrance leads you into a spacious lounge, ideal for relaxed evenings or entertaining guests. Flowing seamlessly from here is a large utility space and a stunning open-plan kitchen diner — the real heart of the home, with plenty of room for cooking, gathering, and making memories. A downstairs WC adds further practicality.

Upstairs, the generous proportions continue. There are four beautifully presented bedrooms, including a luxurious master with its own en-suite, along with a stylish family bathroom. Each space has been thoughtfully designed to offer comfort, versatility, and longevity — a home that's truly future-proofed.

Outside, the property enjoys a well-maintained driveway, a garage, and a large rear garden that's perfect for family life, alfresco dining, or simply soaking up the sunshine in complete privacy. If you've been waiting for the right home in Davenham to come along, this is it. Don't miss your chance to view something truly special.

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Hallway

Accessed via front entrance door. Radiator. Karndean Flooring. Door to Lounge.

Lounge



Double glazed window to the front elevation. Stairs to first floor. Radiator. Doors to Utility Room & Kitchen.

Utility Room



Range of wall, drawer and base units with worksurfaces above. Inset Belfast Sink. Double glazed window to the front elevation. Karndean Flooring. Cupboard housing Washing Machine & Tumble Dryer.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink. Inset oven with hob and hood above. Integrated Fridge Freezer and Dishwasher. Inset spotlights. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Two Radiators. Karndean Flooring. Door to WC.

WC



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

Landing



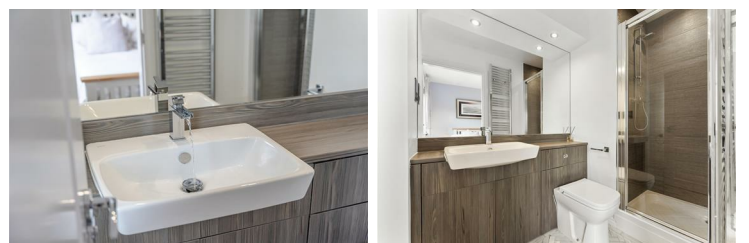
Doors to all bedrooms and bathroom. Storage Cupboard.

Master Bedroom



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

Ensuite Shower Room



Low level WC, wash hand basin and shower cubicle. Part tiled walls and Tiled floor. Double glazed window to the front elevation.

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Bedroom Two



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

Bedroom Three



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

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Bedroom Four



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

Bathroom



Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls and tiled floor. Double glazed window to the side elevation. Radiator.

Externally - Front



Off road parking for two cars. Lawned garden.

Externally - Rear



Paved patio leading to lawned garden. Planting borders.

Garage

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

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £250 per year

Service Charge Review

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

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**1 Bowfell Close,
Davenham**

DETAILS
Total area: 120.11 m²
Living area: 107.40 m²
Floors: 2
Rooms: 19

▼ **Ground Floor** TOTAL AREA: 66.89 m² • LIVING AREA: 54.19 m² • ROOMS: 6

▼ **1st Floor** TOTAL AREA: 53.22 m² • LIVING AREA: 53.22 m² • ROOMS: 13



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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