



# 13 WOODLANDS ROAD, HARTFORD, NORTHWICH, CW8 1NS

£575,000



Vincent James Estate Agents are delighted to present this stunning five-bedroom detached home located on Woodlands Road in the charming area of Hartford, Northwich. This property has been thoughtfully extended and modernised, offering a perfect blend of contemporary living and traditional comfort.

As you enter, you will be greeted by a spacious and inviting atmosphere. The highlight of the home is undoubtedly the master suite, which boasts a lovely Juliet balcony, a stylish dresser, and a luxurious en-suite bathroom, providing a private retreat for relaxation. Bedroom two is equally impressive, featuring a freestanding bathtub that adds a touch of elegance and sophistication.

The heart of the home is the expansive kitchen diner, designed for both functionality and social gatherings. This space is perfect for family meals or entertaining guests, ensuring that everyone can come together in comfort. Additionally, the property includes a utility space, enhancing practicality and convenience for everyday living.

This detached house is not just a home; it is a lifestyle choice, offering ample space for families or those who enjoy hosting. With its modern features and thoughtful design, this property is sure to impress. We invite you to explore the possibilities that await in this exceptional Hartford residence.

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## Lounge



With a double glazed bay window to the front elevation, log burner, a wall mounted TV point and a radiator.

## Open Plan Kitchen Diner



This huge space is fitted with a range of wall, drawer and base units with worksurfaces above. There is a breakfast island with inset storage below alongside a range of high-spec appliances. These include - Dishwasher, Multi-Oven, Coffee Machine and Wine Cooler. Rangemaster Cooker with 5 ring hob and hood overhead. Space for an American Fridge Freezer. Double glazed windows to the front and side elevations, with bi-fold doors to the rear garden. Roof lantern.

## Utility Space



With space for a Washing Machine and Tumble Dryer. Wine rack. Cupboard housing the boiler. Double glazed window to the side elevation. Storage Cupboard.

## Snug/Office



Double glazed window and French Doors to the rear.

## Downstairs Bathroom



WC, shower, hand wash basin, double glazed window to the rear. Part tiled walls.

## Landing



Access to all bedrooms, and bathroom.

## Master Suite



A luxurious Bedroom, complete with dressing room and en-suite.

Bedroom - Velux windows, Juliet balcony, feature fireplace, Wall mounted TV point, Wall Mounted Vertical Radiator.

## Dressing Room



Cast iron radiator, double glazed window to the front, access to en-suite.

## En-Suite



WC, hand wash basin w/ vanity unit, shower, premium stone tiling.

## Bedroom Two



Built in wardrobes, cast iron radiator, double glazed window to the front. Freestanding open bathtub. Wall mounted TV point. En-suite.

## Second En-Suite



WC, hand wash basin with vanity unit.

### Bedroom Three



Built in wardrobes, wall mounted vertical radiator. Double glazed window to the front elevation.

### Bedroom Four



Double glazed window and radiator.

### Bedroom Five



Double glazed window to the rear. Radiator.

### Bathroom



WC, hand wash basin with vanity unit, corner shower, panelled bathtub, double glazed frosted window to the rear. Cast iron Radiator.

### External - Front



Lawned wrap around garden, with access to the rear. Driveway to the side of the home.

### External - Rear



Wrap around garden with outbuildings, garage and access to the driveway. Seating areas. Perfect for entertaining and al-fresco dining.

### Extra Information

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

### Surrounding Area

Hartford 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 Hartford Church of England High School and 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. Hartford 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, Hartford truly stands out as one of Northwich's most desirable locations.



**13 Woodlands Road,  
Hartford**

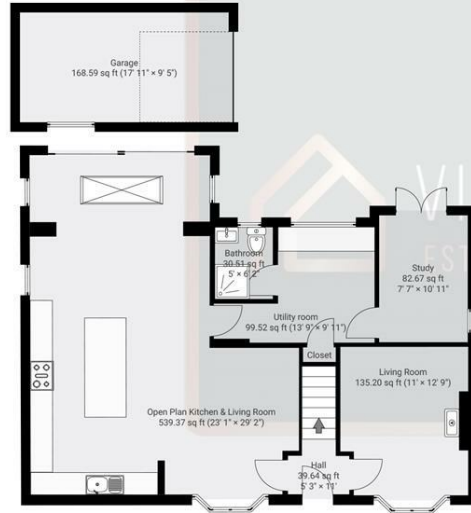
**DETAILS**  
Total area: 1851.19 sq ft  
Living area: 1682.60 sq ft  
Floors: 2  
Rooms: 19

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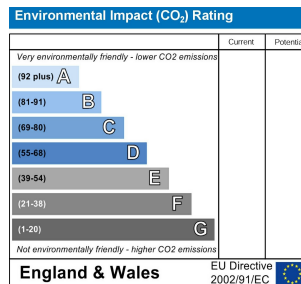
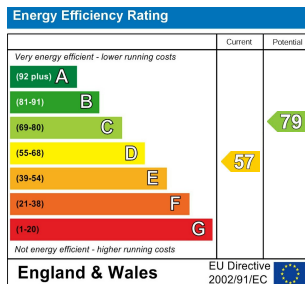
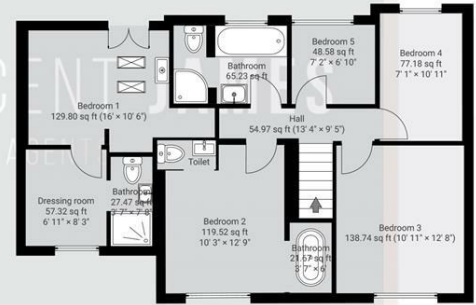
## ▼ Ground Floor

TOTAL AREA: 1098.49 sq ft • LIVING AREA: 929.90 sq ft • ROOMS: 8



## ▼ 1st Floor

TOTAL AREA: 752.70 sq ft • LIVING AREA: 752.70 sq ft • ROOMS: 11



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87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK