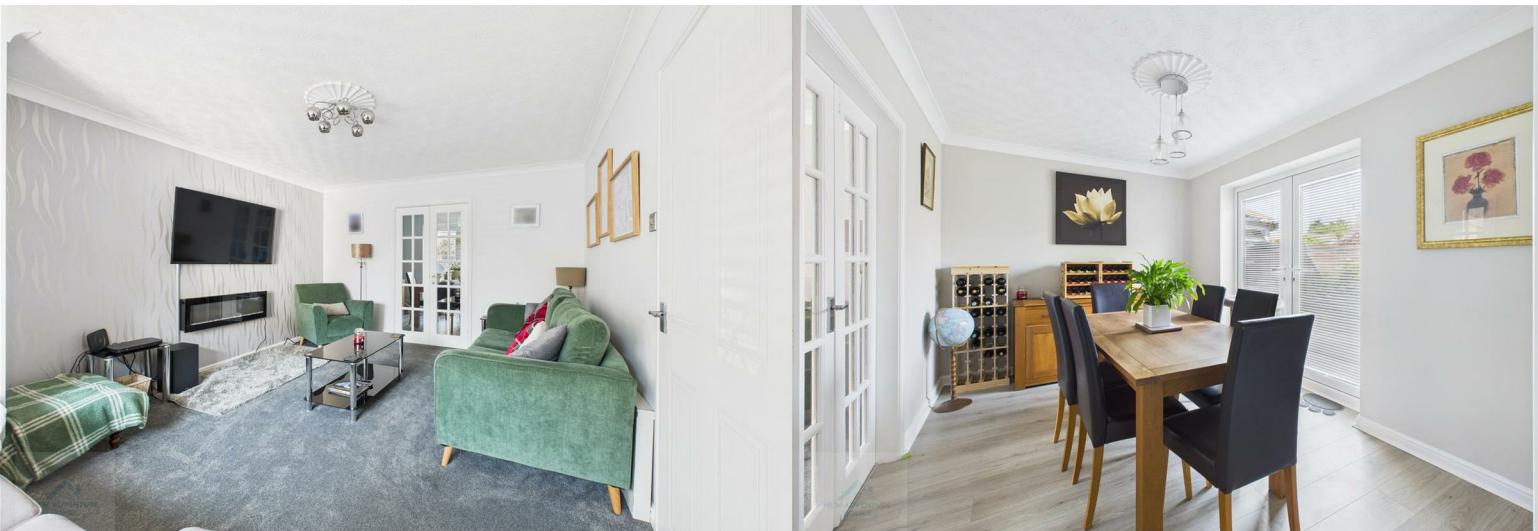




28 Fairacre Drive

, Middlewich, CW10 0RS

Offers in excess of £385,000



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, Middlewich, CW10 0RS

## Offers in excess of £385,000



### Summary

Introducing this stunning detached property nestled in the charming market town of Middlewich. Boasting a large, quiet & private corner plot at the end of a cul de sac, this immaculately presented home is perfect for those seeking ample space and comfort.

Upon entering, you are greeted by an entrance hallway leading to a spacious living room, dining room, and a beautiful kitchen. The main property features four bedrooms, including a master bedroom with an en-suite, two further double bedrooms, and a single bedroom ideal for children or a home office. Additionally, there is a wonderful annex complete with a kitchenette, bedsit, and en-suite, perfect for accommodating an elderly family member.

Externally, to the front of the property, a double-width driveway for several vehicles, mature gardens offering privacy, and a stunning rear garden landscaped with wooden decked seating areas and a summer house ideal for outdoor entertaining. The property is fully enclosed and perfect for hosting social gatherings.

Located in Middlewich, this home enjoys a truly picturesque setting with its proximity to three rivers - the Dane, Croco, and Wheelock - and surrounded by three canals. Residents can indulge in delightful walks along the waterways, making it a perfect retreat for families.

Middlewich boasts excellent transport links, with the M6 motorway just a few miles away and Crewe train station within a 20-minute drive, providing easy access to surrounding areas. The town itself offers a good selection of day-to-day shopping facilities, restaurants, and public houses, while leisure centres and sports clubs ensure ample opportunities for social engagement.

This exceptional property is offered for sale in excellent condition throughout, presenting a rare opportunity to own a beautiful home in a sought-after location. Book your viewing today to experience the charm and luxury this property has to offer.

### Middlewich

Located in the charming market town of Middlewich in Cheshire East, this property offers a truly picturesque setting. Situated on the confluence of three rivers - the Dane, Croco, and Wheelock - and surrounded by three canals, this home promises delightful walks along the waterways for families to enjoy in their leisure time.

Middlewich boasts excellent transport links, making it an ideal location for commuters. Just a few miles away from the town is the M6 motorway, providing easy access to surrounding areas. Additionally, Crewe train station is within a 20-minute drive, allowing residents to reach London in just a couple of hours. For those seeking convenience, Middlewich town offers a good selection of day-to-day shopping facilities, restaurants and public houses while leisure centres and sports clubs provide ample opportunities for social engagement.

### Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in

these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

### Ground Floor

#### Entrance Hall

13'9" x 6'1" (4.20 x 1.86)

Large cupboard for shoes & coats, grey laminate flooring continued through, access to annexe.

#### Living Room

16'4" x 12'2" (5.00 x 3.71)

The living room boasts coving to the ceiling, adding a touch of elegance, while the large box shape bay window floods the room with natural light. The neutral decoration creates a welcoming atmosphere, perfect for relaxing evenings in front of the electric fire.

With double doors leading through to the dining room, you have the option to close off the room for privacy or open it up for entertaining guests. The only carpeted room downstairs adds a cosy feel to the space, making it the ideal spot to unwind after a long day.

#### Dining Room

9'0" x 12'1" (2.75 x 3.70)

Dining room with French doors leading out to the stunning Indian sandstone patio area, perfect for enjoying al fresco dining. The elegance continues inside with a light and airy atmosphere, enhanced by neutral decor and coving to the ceiling.

#### Kitchen

15'7" x 12'4" (4.77 x 3.77)

Beautifully decorated Kitchen featuring wall and base units, an integrated dishwasher, gas hob, and double oven. The dual aspect design allows for plenty of natural light to flood the space, complemented by a convenient breakfast bar.

#### Utility Room

7'1" x 5'6" (2.18 x 1.68)

Separate utility room, perfect for escaping the noise of the washing machine. This room also houses the boiler and sink, with easy access to the rear garden.

#### WC

6'2" x 5'7" (1.88 x 1.71)

Convenient downstairs WC, perfect for welcoming visitors.

### First Floor

#### Landing

10'2" x 7'8" (3.12 x 2.34)

#### Master Bedroom

9'4" x 10'7" (2.87 x 3.24)

Master bedroom complete with built-in wardrobes and a serene ensuite. The neutral decoration enhances the calm ambience of the room, offering views of the front elevation.

Tel: 07778 908724

### En-Suite

8'11" x 8'7" (2.72 x 2.62)

En-suite bathroom featuring a three-piece suite, including a walk-in shower, hand basin, and low-level toilet, all elegantly tiled from floor to ceiling

### Bedroom Two

9'1" x 11'5" (2.77 x 3.50)

Spacious double bedroom overlooking the front elevation. The room features a beautiful feature wall and a convenient ceiling fan, perfect for those hot summer days.

### Bedroom Three

8'11" x 8'7" (2.72 x 2.62)

Bedroom three boasts a tranquil view of the rear elevation and is currently utilized as a second living area.

### Bedroom Four

9'8" x 8'6" (2.97 x 2.61)

Versatile single bedroom overlooking the rear elevation, perfect for a children's bedroom or a home office. The spacious interior offers flexible living spaces that can easily adapt to suit your needs.

### Family Bathroom

6'10" x 5'6" (2.09 x 1.69)

Featuring a beautifully designed family bathroom with a shower over a p-shaped bath, floor to ceiling tiles in a tasteful dark grey colour scheme, low level toilet, sink unit, and a convenient heated towel rail.

### Annexe

A convenient annexe, accessed via the entrance hallway, providing a wonderful space for elderly family members.

### Kitchen / Dining

8'3" x 8'11" (2.53 x 2.73)

Kitchen and dining area with easy access to the side garden. The kitchen boasts ample wall and base units, as well as designated space for an under counter fridge and freezer.

### Bedsit

15'7" x 16'0" (4.75 x 4.88)

Cleverly designed space, with a separate bedroom and living area for maximum

privacy and comfort. You'll find two double windows that allow natural light to flood in, highlighting the built-in wardrobes and dark grey carpet that adds a touch of sophistication. The cosy atmosphere and fantastic use of space make this Bedsit a perfect retreat for those looking to move in with loved ones.

### Wet Room

7'2" x 5'0" (2.19 x 1.53)

Wet room complete with a heated towel rail, sink, w/c, and shower.

### Externally

#### Front Garden & Driveway

To the front of the property, a spacious double width driveway offers parking for several vehicles, complemented by an open plan garden laid to lawn and a paved pathway leading to the front entrance. The side garden boasts a flagged seating area, ideal for relaxation

#### Rear Garden

A gorgeously landscaped rear garden complete with an Indian sandstone patio area, lush lawns, a charming summer house, and a spacious decking area – perfect for entertaining in style. The side garden, accessible via the annexe, provides a private space for guests to enjoy, offering additional flexibility and privacy.

### Tenure

Freehold to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating C

### Possession

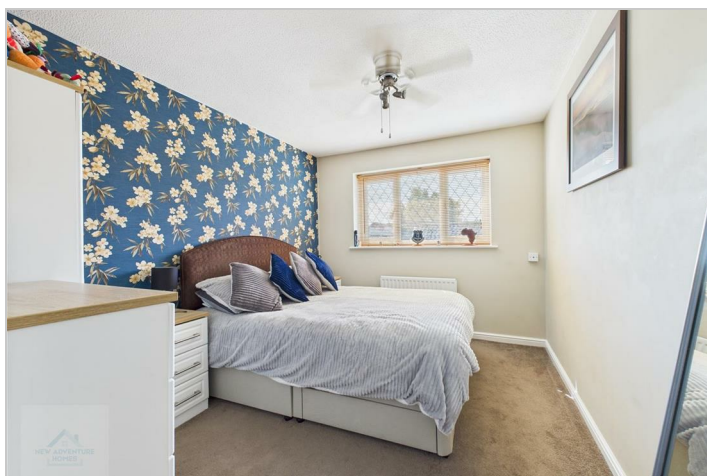
Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

### Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



Road Map



Hybrid Map



Terrain Map



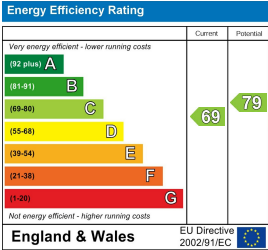
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.