



Wright Marshall
Estate Agents

2 YEW TREE DRIVE, BARNTON, NORTHWICH
CW8 4NH

£330,000



An extended and completely refurbished chain free family home with a large driveway for up to five vehicles located in Barnton

Description

Purchased by the current vendors five years ago this property has been extended and renovated to create an immaculate family home.

Positioned on a large corner plot with ample off-road parking and a south facing rear garden this property is a must view.

Particular mention must be made of the double storey extension creating a playroom/study, utility room and downstairs WC on the ground floor and a further two bedrooms on the second floor, ideal for a growing family.

Ground floor accommodation comprises large entrance hall with vinyl flooring, two double glazed windows to the front aspect, stairs to the first floor, understairs storage and doors to the playroom, lounge and open plan kitchen/dining room.

The play room/study has vinyl flooring and a double glazed window to the front aspect.

The current vendors have knocked through to create a light and airy dual aspect lounge with vinyl flooring, a double glazed window to the front aspect and the French doors in the open plan kitchen/dining room, flooding the room with natural light.

The modern open plan kitchen dining room has vinyl flooring throughout, a range of low level and eye level units, one of which houses the combi boiler and a selection of integrated appliances including a electric hob, extractor hood, gas oven, microwave, fridge freezer and a family sized dishwasher.

The downstairs WC and utility room are located off the internal hallway off the kitchen where the back door is located.

The utility room provides space for both a washing machine and tumble dryer separate from the kitchen.

First floor accommodation comprises spacious landing with access to the original loft space and the separate loft space above the extension which is fully boarded.

Bedrooms one and two are both large double bedrooms with ample space for free standing furniture, both with large double glazed windows.

Bedroom three is a double bedroom with a double glazed window to the front aspect.

The modern three piece family bathroom is partly tiled with a frosted double glazed window to the side aspect.

Bedrooms four and five are both ideal sizes for nurseries/studies, both with double glazed windows.

Externally the rear garden is astroturfed and there is potential to build a home office/studio while still enjoying the large patio area if required.

Barnton is perfectly positioned within close proximity to the A49 connecting commuters to the M56 and M6 motorways.

The closest train stations are Greenbank (Chester-Manchester) and Acton Bridge (West Coast Main Line) both of which are only a 10 minute drive away and for those who don't drive there is a regular bus route on Lydyatt Lane connecting commuters to Northwich town centre.

Local schools include Barnton Community Primary School & Nursery, Hartford High School and Weaverham High School, all within a 10 drive away.

Local amenities include the Co-operative in Barnton located on Lydyett Lane just a 5 minute walk away and for larger supermarkets and restaurants Northwich town centre is just a 10 minute drive away.

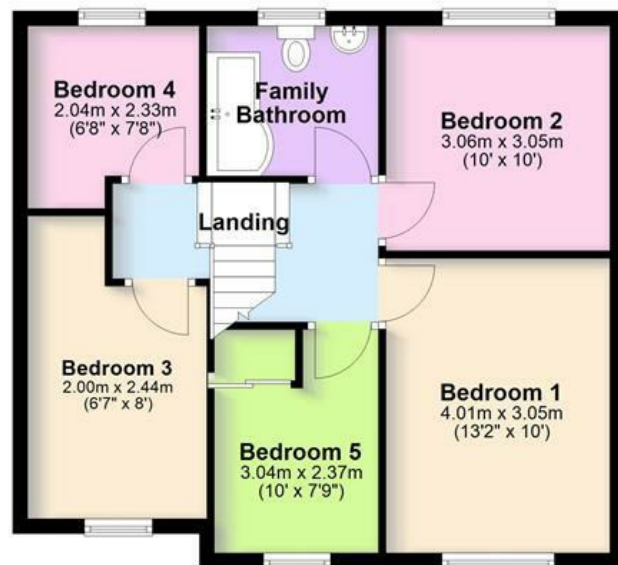
Ground Floor

Approx. 57.2 sq. metres (615.9 sq. feet)



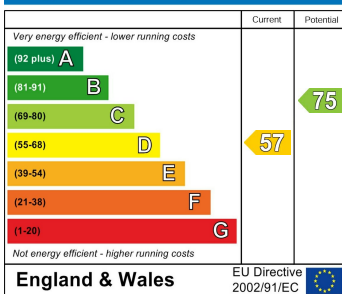
First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)

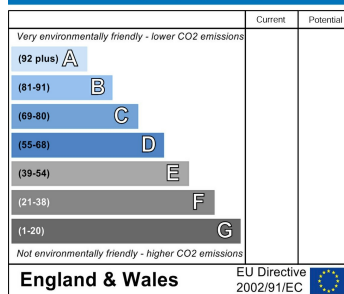


Total area: approx. 113.1 sq. metres (1217.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements