



Wright Marshall
Estate Agents

33 CHARNLEY DRIVE, HARTFORD, NORTHWICH
CW8 1TT

OFFERS IN THE REGION OF £495,000



An immaculate Oxford style Redrow property available on the highly sought after Water's Reach development in Hartford

Description

Positioned at the edge of the Water's Reach development at the end of a no through road with woodland views this large family home is located in a secluded position on Charnley Drive.

Particular mention must be made of the optional extras purchased by the current vendors from the builder equating to over £30,000 which includes some flooring, appliances, quartz worktops, light fittings, fitted furniture and much more.

Externally a double driveway and single integral garage can be found to the front aspect and a large partly landscaped south facing garden can be found to the rear aspect.

Ground floor accommodation comprises spacious hallway with Amtico flooring and direct access to the single garage, lounge, downstairs WC and the kitchen/dining room.

The large lounge is carpeted with a large double glazed window to the front aspect and high ceilings. The open plan kitchen/dining room has Polyflor Camaro flooring throughout with French doors to the rear garden and a selection of double glazed windows flooding the room with natural light.

The kitchen has a large understairs storage cupboard, a practical island with storage and an integrated wine cooler, a selection of low level and eye level units, sink with drainer, integrated appliances including an oven, gas hob with extractor fan, fridge freezer, microwave, sink with instant hot water tap and a family sized dishwasher.

The utility room has Amtico flooring, a large built in storage cupboard, provides direct access to the side of the property and provides space for the washing machine and tumble dryer.

First floor accommodation comprises spacious landing with a large built in storage cupboard housing the hot water tank and provides access to the partly boarded loft space.

Bedroom one has a large double glazed window to the front aspect, a stunning three piece partly tiled en-suite shower room with tiled flooring, an upgraded shower, dual fuel heated towel rail, vanity mirror with LED Lighting and demisting glass and a frosted double glazed window to the front aspect.

Bedroom two is a sizeable double bedroom with the added advantage of a built in double wardrobe and a double glazed window to the front aspect.

Bedroom three, also a double bedroom is currently being used as a study and has a double glazed window to the rear aspect.

Bedroom four is a sizeable single bedroom with ample cupboard space and has a double glazed window to the front aspect.

The single garage provides ample storage space and houses the wall mounted conventional boiler.

Hartford is an extremely desirable village in West Cheshire,

home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

Hartford Village contains independent village shops, two supermarkets, lovely cafes and restaurants, such as Chime and The Hart of Hartford.

Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located within walking distance to Greenbank train station (Chester to Manchester) and a short drive to Hartford train station (Liverpool to London).

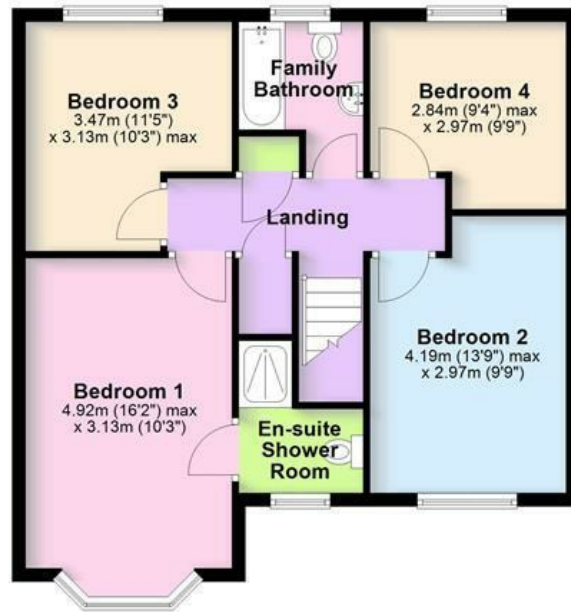
Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.4 sq. feet)



Total area: approx. 127.7 sq. metres (1374.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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 (CO₂) 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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