

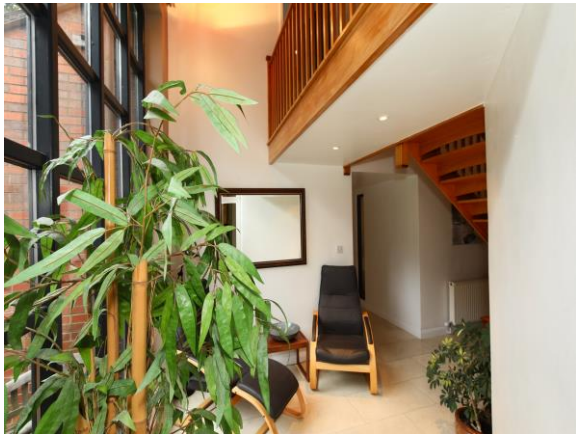


The Paddock Eaglesfield, Hartford Northwich CW8 1NQ

welcome to

The Paddock Eaglesfield, Hartford Northwich

A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUALLY DESIGNED BESPOKE FAMILY HOME OFFERING APPROXIMATELY 258 SQUARE METERS OF VERSATILE LIVING SPACE IN A HIGHLY SOUGHT AFTER HARTFORD LOCATION!



Ground Floor Entrance Hall

Entrance door leading to the reading area with feature floor to ceiling window, travertine marble flooring, stairs to first floor, radiator and galleried landing

Cloakroom

Storage for coats, shoes and equipment

Lounge

24' x 12' (7.32m x 3.66m)

Vaulted ceiling, sliding doors leading to rear garden. Two additional double glazed windows, gas fire in surround and two radiators

Dining Room

13' 4" x 12' (4.06m x 3.66m)

Sliding doors leading to patio seating area, open plan to lounge and radiator

Kitchen

13' 2" x 12' (4.01m x 3.66m)

Range of fitted wall and base units with work surfaces over, space for dishwasher and fridge/freezer, gas hob, electric double oven and extractor, stainless steel sink and drainer unit, breakfast bar seating area, double glazed window, travertine marble flooring and radiator

Utility Room

12' x 4' 8" (3.66m x 1.42m)

Glowworm system boiler supplying the main house, plumbing for washing machine, two double glazed windows and door leading to outside

Study

12' 4" x 10' (3.76m x 3.05m)

Sliding doors leading to patio seating area, two feature floor to ceiling internal windows, wooden flooring, spotlight and radiator

Bedroom One

15' 5" x 10' 7" (4.70m x 3.23m)

Sliding doors leading to rear garden, radiator and

door leading to en suite

En Suite

Walk in shower, low level WC, bidet, hand wash basin, tiled flooring and radiator

Bedroom Four

12' 3" x 9' 2" (3.73m x 2.79m)

A double bedroom with double glazed window, and radiator

Family Bathroom

8' 5" x 8' (2.57m x 2.44m)

Bath, separate shower cubicle, low level WC and hand wash basin

First Floor

Galleried Landing

Open plan feature galleried landing that leads to bedrooms two and three

Bedroom Two

18' x 9' 8" (5.49m x 2.95m)

A double bedroom with vaulted ceiling, two double glazed velux windows and radiator

Attic Storage

18' x 9' 4" (5.49m x 2.84m)

Bedroom Three

12' 1" x 10' (3.68m x 3.05m)

A double bedroom with vaulted ceiling, double glazed window and radiator

Wc

Low level WC and hand wash basin

External

A private road that is shared by just four other properties, leads to an impressive plot that offers approximately 3/4 of acre of secluded grounds. Extensive wrap around lawned gardens that are not over looked, patio seating areas, walled bin store, a double garage and additional off road parking for several vehicles

The Annex Entrance Hall

Leading to accommodation with radiator

Lounge

20' 6" x 13' 1" (6.25m x 3.99m)

Sliding patio doors leading to rear garden, double glazed window to rear aspect and two radiators. This room is used as a craft/ hobby room by the current owners

Breakfast Kitchen

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to front aspect. This room is currently used for storage but has gas, electricity and drains connected

Utility Room

Stable door to outside and double glazed window to front aspect. Plumbing for washing machine and recently fitted 'Worcester Bosch' combi boiler with ten year guarantee (of which nine years are remaining).

Cloakroom

Low level WC and hand wash basin

Storage Cupboard

Access to loft space with ladder

Bedroom Five

12' x 12' 6" (3.66m x 3.81m)

Double glazed window to rear aspect and internal door allowing access to the main house

Bathroom

8' 9" x 8' (2.67m x 2.44m)

Low level WC, hand wash basin, bath and plumbing for a separate shower



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welcome to

The Paddock Eaglesfield, Hartford Northwich

- Individually Designed Family Home with Annex
- Set in Three Quarters of an Acre
- 258 Square meters of Versatile Living Space
- Bespoke Features Throughout
- Highly Sought After Central Hartford Location

Tenure: Freehold EPC Rating: C

offers over

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT107084 - 0012

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