



Mereworth Drive, Northwich CW9 8WY

welcome to

Mereworth Drive, Northwich

Found within the highly sought after Kingsmead development and set in an enviable position having an array of local amenities, popular Schooling, and lovely walks down to the River Weaver nearby. This three bedroom detached family home offers excellent, well presented and maintained accommodation.



Open Canopied Entrance Porch

Wall mounted lighting, front door having an obscured window light.

Entrance Hall

Stairway to the first floor, feature Minton Tile effect flooring, and a double panel radiator.

Living Dining Room

24' x 10' 9" Into alcove narrowing to 9' 3" (7.32m x 3.28m Into alcove narrowing to 2.82m)
Having a front aspect double glazed window, double and single panel radiators, feature Travertine Fireplace housing a log effect gas fire with a marble hearth. Double glazed sliding patio doors giving access to the rear garden. Power points, TV aerial point, telephone point.

Kitchen

13' x 8' extending to 9' (3.96m x 2.44m extending to 2.74m)
Recently fitted with a stylish range of wall mounted and base level units having marble effect work top surfaces incorporating a one and a half bowl sink and drainer with a chrome mixer tap with pull-out spray nozzle. A built in electric oven and grill with steam feature, and an induction hob with an extractor hood and lighting over. Built in fridge, wood effect vinyl flooring, matching splash backs, rear aspect double glazed window, double glazed door incorporating an inset blind giving access to the rear. Door to the understairs storage area.

Storage Cupboard

A convenient understairs storage cupboard having matching wood effect flooring. The current owners had added a doorway which conveniently now gives access to the garage.

First Floor Landing

Having a loft hatch, power points,

Master Bedroom

A spacious double bedroom having a front aspect double glazed window, radiator, power points. and

door giving access to the En suite. Newly fitted loft hatch with ladder, partly boarded, with lighting.

En Suite

8' 4" x 5' 8" (2.54m x 1.73m)
Fitted with an updated modern three piece suite comprising fully tiled double walk-in shower cubicle having an integral shower including dual shower heads, and display shelving, a vanity wash hand basin incorporating gloss fronted storage cupboards, and a built in push-button low level W.C. Display shelving, part tiled walls, wood effect flooring, rear aspect obscured double glazed window, extractor fan, and a heated towel rail.

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)
Having a front aspect double glazed window, a single panel radiator, a built in storage cupboard providing storage space and hanging rails, and a built wardrobe again with hanging rails and storage cupboards above.

Bedroom Three

10' x 8' 8" Maximum into alcove (3.05m x 2.64m Maximum into alcove)
Having a rear aspect double glazed window, single panel radiator, power points.

Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)
An updated modern three piece suite comprising panel bath having a chrome mixer tap and shower attachment, pedestal wash hand basin and a low level W.C. Part tiled walls, wood effect flooring, rear aspect obscured double glazed window, radiator with thermostat, and an extractor fan.

Externally

The property occupies a good size plot which is extremely well presented and maintained having a driveway to the front for off the road parking, a paved pathway and lawn garden with flowerbed borders. Gated access to the side with paved walkways and an ideal refuse bin storage area. The

rear garden offers a block paved patio seating area, a beautifully presented lawn garden having fenced borders and well stocked flowerbed borders. Outside lighting, a garden water tap, and a paved pathway to the other side of the property providing further storage areas.

Integral Garage

16' 5" x 8' (5.00m x 2.44m)
An integral garage conveniently used as a store/utility room by the current owners, as mentioned earlier an access door has been added to enable access from the kitchen, perfect for the storage of fridge freezers and lots more. Having a remote control electric roller shutter door, a range of wall mounted an base level units with work top surfaces incorporating a one and a half bowl stainless steel sink and drainer. Space for fridge freezers, plumbing for a washing machine and space for a dryer. Wall mounted gas boiler, power points and lighting, wood effect flooring.



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welcome to

Mereworth Drive, Northwich

- Highly sought after Kingsmead Development
- Enviaible position within the development
- Short distance to amenities and schooling
- Well presented throughout, updated by the current owners
- New kitchen, new bathrooms, beautifully presented

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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