



Coronet Avenue, Northwich CW9 8FX

welcome to

Coronet Avenue, Northwich

Found within the highly sought after Kingsmead development and set in an enviable position within a small cul de sac looking across to a open garden area. The property has been altered and updated by the current owners to create a fabulous detached family home, offering modern flexible accommodation



Entrance Hall

Accessed via the open canopied entrance porch having wall mounted lighting, front door with an obscured window light, wood laminate flooring, stairway to the first floor. doors with window lights.

Reception Hall/Study Area

7' 8" x 7' 7" (2.34m x 2.31m)

Having a front aspect double glazed leaded window, a double panel radiator with thermostat, herringbone style wood laminate flooring, featuring a reclaimed wood bench seating and storage area, ideal for shoes and coats having hanging hooks and storage units, along with a cupboard. Inset spot down lighting, power points, walkway through to the utility area.

Utility

Featuring wall mounted and base level units having solid wood work top surfaces incorporating a stainless steel sink and mixer taps with splash back tiling. Plumbing for a washing machine, cupboard housing the gas boiler. Matching Herringbone style wood laminate flooring, built in under stairs storage, inset spot down lighting, under cupboard lighting and power points.

Cloakroom W.C

Fitted with a modern two piece suite comprising vanity wash hand basin with splash back tiling, and a low level W.C. Radiator with thermostat, matching Herringbone style wood laminate flooring, inset spot down lighting and an extractor fan.

Open Plan Dining Kitchen

22' 6" x 9' 1" narrowing to 8' (6.86m x 2.77m narrowing to 2.44m)

Fitted with an updated modern bespoke kitchen featuring Shaker Style units featuring solid wood work top surfaces incorporating a one and a half bowl sink and drainer. Having built in double oven and grills, a four ring gas hob with an extractor hood with lighting over. Offering a range of storage including pan drawers and cupboards all with soft-close units. Matching Herringbone style wood

laminate flooring, part tiled walls, rear aspect double glazed window, and a double glazed stable style door giving access to the rear garden. Radiator with thermostat, inset spot down lighting, and a feature wood panel wall. All opening to the orangery/conservatory family room.

Orangery/Conservatory

15' 7" x 9' (4.75m x 2.74m)

A spacious family room having double glazed windows and French Doors giving access to the rear garden. Double glazed roof window, matching Herringbone wood laminate flooring, double panel radiator with thermostat, power points, TV aerial point.

Living Room

14' 7" x 10' 2" (4.45m x 3.10m)

Having a front aspect double glazed leaded window, double panel radiator with thermostat, having feature media wall with built in shelving a storage, and featuring wood panel walling, Power points, TV aerial point.

First Floor Landing

Having loft access, inset spot down lighting, power point.

Master Bedroom

15' 2" Maximum narrowing to 10' " x 11' (4.62m

Maximum narrowing to 3.05m x 3.35m)

Having a front aspect double glazed leaded window, radiator with thermostat, inset spot down lighting, power points.

En Suite Shower Room

5' 2" x 4' 10" (1.57m x 1.47m)

A modern wet room fitted with a three piece suite comprising corner shower with glass screen and dual shower heads incorporating a rainfall shower, wall mounted wash hand basing and a low level W.C. Fully tiled walls and tiled flooring, inset spot down lighting, and a wall mounted chrome towel radiator.

Bedroom Two

12' 3" x 8' (3.73m x 2.44m)

Having a front aspect leaded window, double panel radiator with thermostat, a concealed built in cupboard having hanging rails and shelving. Inset spot down lighting, power points.

Bedroom Three

12' 2" Maximum x 8' 7" narrowing to 4' 9" (3.71m

Maximum x 2.62m narrowing to 1.45m)

Rear aspect double glazed window, radiator with thermostat, inset spot down lighting, power points.

Bedroom Four

8' 8" x 5' 7" (2.64m x 1.70m)

Rear aspect double glazed window, radiator, inset spot down lighting.

Family Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Fitted with an updated modern three piece suite featuring a roll-top slipper bath incorporating an antique style chrome mixer tap and shower attachment, vanity wash hand basing incorporating a storage cupboard, and a built-in push button low level W.C. Featuring wood panel walling and minton tiled effect flooring. Rear aspect obscured double glazed window, chrome heated towel radiator, and an extractor fan.

Externally

The front of the property has a spacious stone paved driveway providing ample parking, having hedgerow and walled borders, and a paved pathway to the side with gated access. The rear offers an enclosed garden featuring lawned garden areas, fenced borders and mature trees, paved walkways, paved patio seating area and artificial grass. A raised wood decked area seating the annex/home office.

Annex/Home Office

10' x 8' 2" (3.05m x 2.49m)

Ideal for a range of purposes to suit the individuals needs, currently used as a gym, featuring double glazed bifolding doors, fully modernised with wood effect laminate flooring, spot lighting, power points



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welcome to

Coronet Avenue, Northwich

- SOUGHT AFTER KINGSMEAD DEVELOPMENT
- ENVIABLE CUL DE SAC LOCATION
- FOUR BEDROOM DETACHED FAMILY HOME
- ALTERED AND UPDATED BY THE CURRENT OWNERS
- SUPERB OPEN PLAN DINING KITCHEN & ORANGERY/CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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