



Hodge Lane, Hartford NORTHWICH CW8 3AJ

welcome to

Hodge Lane, Hartford NORTHWICH

A fabulous large detached family home found within the highly sought after village of Hartford occupying an enviable position set on the ever popular Hodge Lane, having a semi rural feel being on the outskirts of the village. The property itself is deceptively spacious which must be viewed.



Reception Hall

22' 8" x 8' Maximum including stairs (6.91m x 2.44m Maximum including stairs)

Accessed via an open canopied entrance having a front door with obscured double glazed window lights, a side aspect double glazed window, stairway to the first floor with an open spindle balustrade, feature exposed wood parquet flooring, a double panel radiator with thermostat, power points.

Shower Room

Fitted with a modern three piece suite comprising fully tiled shower cubicle having a wall mounted electric shower and sliding doors, wall mounted wash hand basin, and a low level W.C. Splash back tiling and tiled flooring, chrome towel radiator, inset spot down lighting and an extractor fan.

Living Room

18' 9" x 15' (5.71m x 4.57m)

A large living/family room featuring double glazed Bi-folding doors which open to the rear garden and patio seating area, wood parquet flooring, matching double glazed roof windows, two double panel radiators with thermostats, power points, TV aerial point.

Sitting Room

14' 10" x 11' 10" (4.52m x 3.61m)

Having front and side aspect double glazed windows, featuring exposed wood parquet flooring, a double panel radiator with thermostat, power points, TV aerial point.

Family Living Dining Kitchen

21' 6" x 11' 10" Maximum extending to 19' Narrowing to 8' 6" (6.55m x 3.61m Maximum extending to 5.79m Narrowing to 8' 6")

Featuring a modern range of wall mounted and base level units with high gloss units incorporating granite work top surfaces with a sink and drainer. Having a range of built in appliances including a large stainless steel range double oven having a six ring gas hob with an extractor hood and lighting over, fridge and separate freezer, and a dishwasher.

Convenient larder units with soft-close doors providing ideal storage space. Fronts aspect double glazed windows, double glazed window and door opening to the rear, two double panel radiators with thermostats, featuring tiled flooring and splash back tiling. Matching double glazed roof windows.

Utility Room

11' x 7' 9" narrowing to 5' 4" (3.35m x 2.36m narrowing to 1.63m)

Having matching gloss fronted storage cupboards, marble effect work top surfaces having plumbing for a washing machine and space for a dryer below. Wall mounted gas boiler, matching tiled flooring, splash back tiling, a side aspect double glazed window. single panel radiator with thermostat, and power points.

Bedroom Two/Family Room

15' 3" narrowing to 11' " x 11' 7" (4.65m narrowing to 3.35m x 3.53m)

Featuring double glazed French Doors opening to the rear garden, a side aspect double glazed window, double panel radiator with thermostat, power points, and TV aerial point.

First Floor Landing

11' narrowing to 8' " x 8' 9" (3.35m narrowing to 2.44m x 2.67m)

A half galleried landing featuring an open spindle balustrade, a rear aspect double glazed window, loft access, and a power point.

Master Bedroom

14' 10" x 11' 10" (4.52m x 3.61m)

Having a front aspect double glazed window, a double panel radiator with thermostat, and power points.

Bedroom Three

11' 10" x 11' 10" (3.61m x 3.61m)

Having a front aspect double glazed window, a double panel radiator with thermostat, and power points.

Bedroom Four

8' x 8' (2.44m x 2.44m)

Having a side aspect double glazed window, a single panel radiator, and power points.

Family Bathroom

11' x 7' 10" (3.35m x 2.39m)

Featuring a modern and stylish four piece suite comprising of a large walk-in double shower cubicle having an integral shower and sliding doors, panel bath, pedestal wash hand basin, and a low level W.C. Tiled flooring and splash back tiling, side aspect obscured double glazed window, chrome towel radiator and a double panel radiator with thermostat, inset spot down lighting and an extractor fan.

Externally

The property benefits from a large mature plot having a spacious shalled driveway which provides ample parking for several vehicles which also conveniently offers further parking to the front and a turning area. Having hedgerow lined borders, mature trees and hedgerow garden features. A stone paved pathway leads to the front door which then continues to the side having gated access to the rear. The rear offers a spacious lawned garden, again having mature trees and hedgerow lined borders, a large stone paved patio seating area with pathways that continue to the side providing a convenient storage area with security lighting, outside wall lighting, and a garden water tap. All offering a degree of privacy not being overlooked to the rear.



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welcome to

Hodge Lane, Hartford NORTHWICH

- Highly sought after village of Hartford
- Set on the outskirts of the village
- Character property meets modern family living
- Large, extended detached family home
- Occupying a large mature plot

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in the region of

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108101 - 0003

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