



Churchill Lane,

£190,000



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Churchill Lane, Ellesmere Port
£190,000

This three bedroom detached home was constructed in 2018 by 'Macbryde Homes'. The 'Kingston' design offers a spacious dining kitchen and large master bedroom with en-suite. With some excellent upgrades the house provides a real 'move in and enjoy' standard of finish.

OVERVIEW

The property is located on the 'Oakley Park' development, a modern estate found within a mile of the town centre, railway station and motorway access. With three bedrooms the subject property was built in early 2018 with an NHBC guarantee of ten years. The accommodation benefits from attractive upgrades to floor coverings and an alarm system has been installed. Approached by a hall the ground floor accommodation includes a living room, W.C and open plan dining kitchen with French doors onto the rear garden. The first floor affords three bedrooms, the master bedroom is complete with En-Suite and forms a real highlight within the property. In addition a modern family bathroom serves the additional two bedrooms, both of which are a good size. The exterior is approached by a block paved drive providing parking for two cars, the garage houses the central heating boiler whilst the rear garden has a patio area and lawn enclosed by perimeter fencing. The kitchen provides 'Zanussi' appliances and bathrooms are equipped with 'Ideal Standard' suites. The house is warmed by gas central heating and windows are double glazed throughout.

HALLWAY

Composite front door with double glazed insert, stairs to first floor with hand rail.

LIVING ROOM

4.42m x 3.23m (14'6" x 10'7")

Front aspect and media connections.

DINING KITCHEN

7.11m (maximum) x 3.10m (23'4" (maximum) x 10'2")

Well lit with French doors and a window overlooking the garden. Units with light grey door fronts and chrome plated fitments. Zanussi appliances, tiled flooring again in a modern light grey finish and down lights to ceiling. Space and plumbing for washing machine.

W.C

White suite and rear window.

FIRST FLOOR LANDING

Doors leading off.

MASTER BEDROOM

5.05m x 4.19m (max into recess) (16'7" x 13'9" (max into recess))

Large master suite with front aspect.

EN-SUITE SHOWER ROOM

2.51m x 1.65m (8'3" x 5'5")

Three piece suite in white including double width shower enclosure with dual head dispenser, tiled flooring and recessed down lights.

BEDROOM TWO

4.19m x 2.79m (to wardrobe fronts) (13'9" x 9'2" (to wardrobe fronts))

Front aspect and built in double wardrobe.

BEDROOM THREE

3.30m x 2.51m (10'10" x 8'3")

Rear aspect with garden view and loft access.

BATHROOM

2.51m x 1.98m (max) (8'3" x 6'6" (max))

White three piece suite, shower and screen over bath, tiled flooring and cupboard housing the water tank.

EXTERIOR

Brick paved approach offering parking for two cars, lawn and gated side access.

The rear garden includes a good size lawn, patio and is enclosed by timber fencing.

GARAGE

Accessed via an up and over door, power, light and houses the gas central heating boiler.



For full EPC please contact the branch

GENERAL NOTES

Ten year NHBC guarantee from 2018.

DIRECTIONS

With a new postcode you may find Sat Nav systems do not pick up the location and therefore we would suggest you follow the directions below: Oakley Park is found off Cromwell Road, follow the signage onto the development heading towards the site office/show home.

Churchill Lane will be found before the site office on your right hand side. The property is clearly numbered although no street signage has yet been erected.

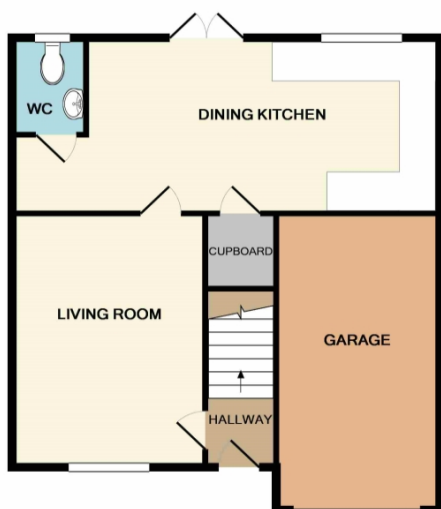
FLOORPLAN

Laser Tape Clause

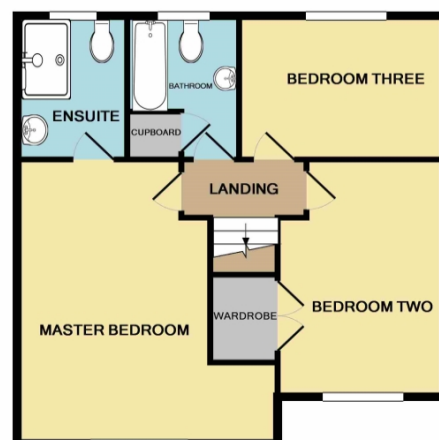
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



GROUND FLOOR



1ST FLOOR

