



12 Camp Hill Drive, Henhull, CW5 6XT
£386,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Ground Floor

Entrance Hall

Welcoming hallway with stairs to the first floor and access to the living room.

Living Room 15'0" x 10'10" (4.59m x 3.32m)

Bright and airy with a large front window.

Kitchen/Diner 18'1" x 11'3" (5.52m x 3.44m)

A modern, open plan heart of the home with fitted units, integrated appliances, and French doors leading to the rear garden.

Utility Room

Practical space with plumbing for laundry appliances and direct garden access.

WC

Ground floor cloakroom with toilet and wash basin.

First Floor

Main Bedroom 13'6" x 10'10" (4.14m x 3.32m)

Spacious double with fitted storage and access to a private ensuite.

Ensuite

Modern shower room with vanity basin and WC.

Bedroom Two 13'4" x 9'3" (4.08m x 2.84m)

Good sized double room, perfect as a guest room or home office.

Bedroom Three

Rear facing double with views over the garden.

Bedroom Four 12'2" x 8'4" (3.73m x 2.55m)

Ideal as a nursery, child's room, or study.

Bathroom 8'7" x 6'2" (2.63m x 1.89m)

Family bathroom with full-size bath, overhead shower, wash basin, and WC.

Exterior

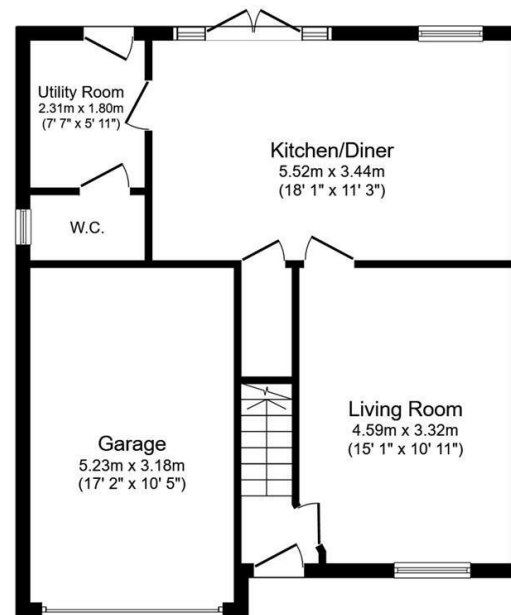
The property benefits from a driveway providing off-road parking, an integral garage, and a landscaped rear garden with patio and lawn. Side access makes the garden easily accessible, offering a safe and enjoyable outdoor space for entertaining or family time.

Garage

Integral single garage offering secure parking and storage.

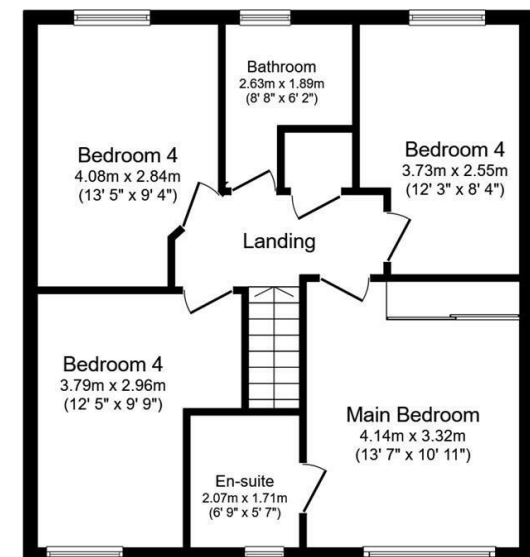
Location

Camp Hill Drive forms part of a popular, recently built development in Henhull, just a short distance from the historic market town of Nantwich. The area is highly sought after thanks to its combination of modern homes, open green spaces, and excellent transport links. Nantwich town centre offers a wealth of independent shops, restaurants, and well regarded schools, while the nearby A500 and M6 make commuting simple. Rail services from Nantwich and Crewe provide direct links to Manchester, Birmingham, and London, making this location ideal for both local living and further travel.



Ground Floor

Floor area 63.2 sq.m. (680 sq.ft.)



First Floor

Floor area 61.2 sq.m. (659 sq.ft.)

Total floor area: 124.4 sq.m. (1,339 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io