



9 Meadow Lane,
Huntington

£750,000

CURRANS
homes



Situated in the heart of Huntington whilst being in grounds of approximately half an acre this detached family home has been skilfully extended to provide a unique offering to the market.

Built in 1962 the property lies only a short walk away from Huntington primary school and village amenities, making it an ideal family home.

Attractively approached via farmhouse gates, the large frontage offers parking for several vehicles whilst providing access to a larger than average garage with a workshop, equipped with hot and cold water, power and lighting. Double wrought iron gates provide enclosure to the rear of the property where there is a further tarmac area and a double brick carport, ideal for a caravan or motorhome. A smaller side gate provides secure access to the other side of the premises. The rear garden includes large sweeping lawns with ornamental flower beds and two patio areas that wrap around the property. Backing onto the Jubilee Field, this provides a large versatile space with privacy and seclusion for recreation and entertainment.

The property which has been superbly maintained and well extended in recent years provides adaptable accommodation which comprises in brief; good sized





entrance hall with oak engineered flooring, cloaks cupboard and separate w/c.

The oak engineered flooring continues into the excellent sized living room being over 19ft x 17ft with a log burning stove and hardwood bifold doors which lead onto a covered, decked entertaining area with heater and lights ideal for when the rain comes during the bbq. There is a further good sized games room/2nd sitting room with a dual aspect and a further garden room/study with French doors into the garden. The over 24ft dining kitchen has been extended to include a bay in the dining area which takes advantage of the garden views, with wood block flooring until the kitchen which benefits from ceramic tiles with underfloor heating.

The kitchen, which has been re-fitted in recent years with "Stoneham" high quality fitted units, "De Dietrich" integrated appliances and quartz work surfaces and splash backs, includes a walk in pantry. There is a utility room off the kitchen with space for a further fridge/freezer, washing machine and tumble dryer.

To the first floor there are four bedrooms with the master bedroom enjoying stunning views of the rear garden and beyond with a walk in wardrobe and en-suite shower room (with underfloor heating). There are fitted wardrobes in bedrooms one and two with a further main bathroom with a white suite and underfloor heating.

FINER POINTS

- * Gas fired central heating and UPVC double glazed windows
- * Gardens to four sides, with the exceptional rear gardens offering privacy and a sunny aspect
- * Large double garage and carport, large shed all with power and lights
- * Double wrought iron gates to further off road parking, ideal for caravan/motorhome
- * Far reaching first floor views of the rear garden and beyond
- * EPC rating C

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as



statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

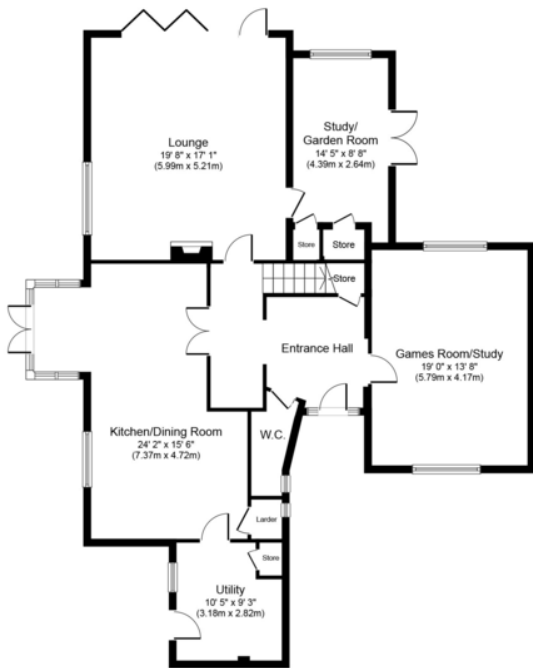
Council Tax: Band E

Viewings: By appointment only

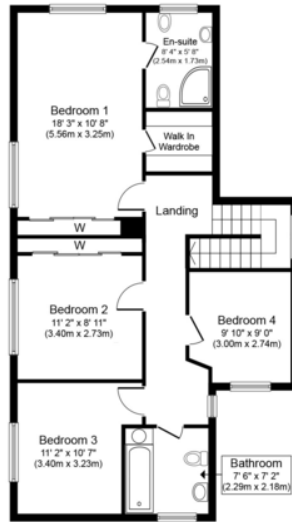




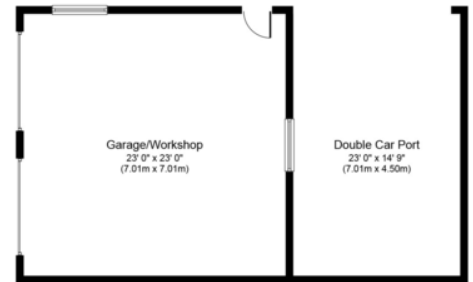




Ground Floor
Approximate Floor Area
1,424 sq. ft.
(132.3 sq. m.)



First Floor
Approximate Floor Area
818 sq. ft.
(76.0 sq. m.)



Outbuilding
Approximate Floor Area
881 sq. ft.
(81.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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