



# ROYAL FOX

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## Key Features

- Modern Detached
- Three Bedrooms & En-Suite
- Redrow Built
- Gas Central Heating
- Requires Some Internal Lifting
- UPVC Double Glazed
- Cul-De-Sac Position
- Long Driveway
- Private Gardens



## Main Description ... DESIRABLE MODERN DETACHED - REDROW BUILT - THREE BEDROOMS - DRIVE & DETACHED GARAGE -

**REQUIRES SOME UPDATING - LOVELY POSITION - NO ONWARD CHAIN....**Royal Fox Estates are pleased to offer to the open market this detached house of modern design situated within a small and attractive cul-de-sac within the very popular and highly sought after Kingsmead development. The property features gas fired central heating (combination system), UPVC windows the property will require some updating mainly to the kitchen and flooring to both the ground floor and first floor. The accommodation comprises briefly: reception hallway, guest WC, spacious lounge, dining room, kitchen, three generous first floor bedrooms, en-suite and built in wardrobes to the main bedroom and a three piece family bathroom/WC completes upstairs. Externally the property has a lawned garden area to the front, driveway extending to the side with parking for 2/3 vehicles, detached brick built single garage and a south facing rear enclosed garden. Kingsmead development benefits from local amenities including shops for essential needs, a Tesco Express store, medical centre, day nursery, reputable primary school and Sir John Deane's college. Northwich town centre is less than five minutes drive and provides a wide range of shopping facilities together with many national chain stores to include the new 'Barons Quay' development. Good access is afforded to the A556 with onward commutes to all the major North West commercial centres and both Manchester & Liverpool International Airports.

- Approx Sq ft - 1080 (100.7 Sq M)
- Freehold
- Council Band - D
- EPC Rating - D
- Construction - Brick Cavity/Tiled
- Services - Mains - Gas - Electric - Water (Meter) - Sewer Parking
- -Driveway & Single Garage



22 Calveley Close  
Kingsmead Northwich

Guide Price  
**£335,000**



## Accommodation

**Reception Hallway** 16' 9" x 3' 11" (5.10m x 1.19m)  
Increasing to 2.21m

**Guest WC** 7' 5" x 3' 1" (2.25m x 0.94m)

**Lounge** 16' 1" x 10' 9" (4.89m x 3.28m)

**Dining Room** 10' 4" x 8' 9" (3.16m x 2.67m)

**Kitchen** 10' 4" x 9' 3" (3.16m x 2.81m)

**First Floor Landing** 9' 5" x 9' 9" (2.86m x 2.97m)

**Bedroom One** 13' 8" x 9' 7" (4.17m x 2.91m)  
measured to wardrobes

**En-Suite** 3' 3" x 8' 5" (0.99m x 2.57m)

**Bedroom Two** 10' 1" x 11' 4" (3.08m x 3.45m)

**Bedroom Three** 10' 6" x 7' 0" (3.21m x 2.14m)

**Family Bathroom/WC** 7' 10" x 6' 8" (2.38m x 2.04m)







*"Put your property  
in our hands..."*

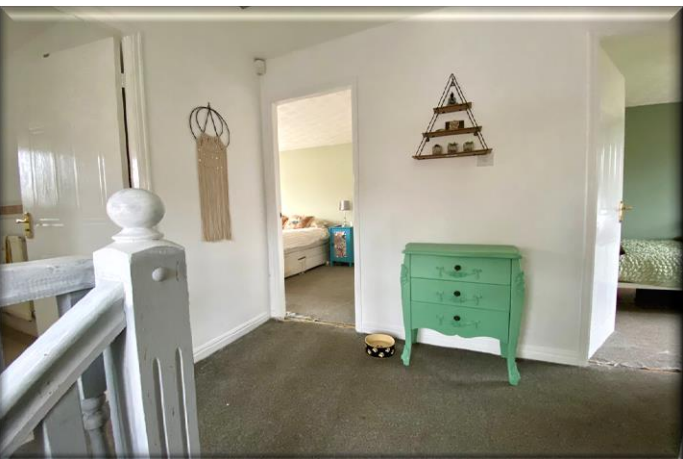


*"Ultimate Estate  
Agency....From The Fox"*

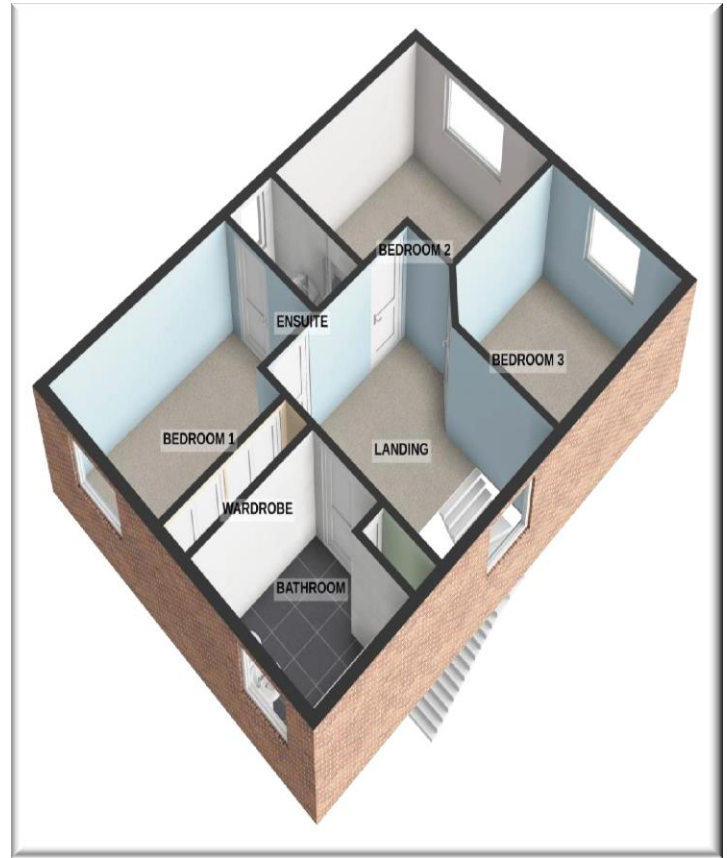
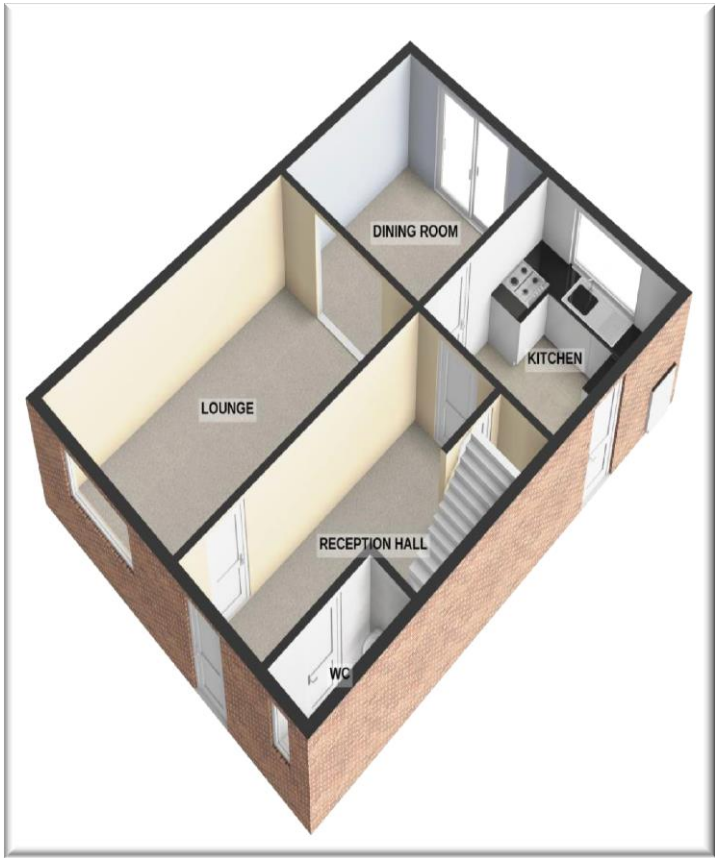
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**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**









## Directions

Follow the A553 leaving Northwich, at the roundabout take the third exit onto regency way, at the next roundabout take the third exit onto Dukes way. Turn right onto Calvely Close.

***“Call The Fox NOW for  
your FREE valuation”***



## IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.





## The Fox's Insight

- Tenure: Freehold
- Title No: TBC
- Class Of Title: TBC
- Mains Services Connected: Water (Meter), Gas, Electric, Main Sewerage
- Tax Band: D
- Parking: Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.