



ROYAL FOX

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Key Features

- Elegant Detached Home
- Four Generous Bedrooms
- En-Suite & Guest WC
- Private Rear Garden
- Quiet Cul-De-Sac Location
- Large Brick Built Conservatory
- Two Car Driveway & Integral Garage
- Two Reception Rooms
- Popular Area



Main Description ... ELEGANT & SPACIOUS DETACHED HOME - FOUR BEDS & EN-SUITE - PRIVATE REAR GARDEN - QUIET CUL-DE-SAC LOCATION ... Royal Fox are extremely pleased to offer this beautifully presented detached home of modern design. Located within an exclusive area of Kingsmead on a quiet cul-de-sac with all the makings of a fabulous family home. Warmed by gas fired central heating (traditional system) & UPVC double glazed throughout, No.6 comprises briefly: Entrance hall, Guest WC, Dining Room, Lounge with French double doors into a **LARGE BRICK BUILT CONSERVATORY**, as well as modern kitchen with **BUILT IN APPLIANCES** (Inc. dishwasher) & utility zone. To the first floor are four generous bedrooms with fully tiled En-Suite to master, as well as a modern family bathroom. To the front is a two car driveway and attached garage. To the rear is a **PRIVATE AND WELL MAINTAINED REAR GARDEN** laid to lawn & a stone flagged patio area. Kingsmead is a modern residential development offering it's residents access to a wide range of amenities within a short walking distance. Including Tesco express store, GP/Pharmacy, Nursery, Pub & various takeaways to name a few. Northwich town centre is less than two miles away and good access is afforded to the A556 giving easy access to the M6 & M56 motorway networks. **VIEWINGS ON THIS WONDERFUL FAMILY HOME ARE HIGHLY RECCOMENDED.**

- Approx Sq Footage: 1430 Sq Ft
- EPC Rating D
- Tenure: Freehold
- Parking: Driveway & Integral Garage
- Council Band: E



6 Seagrave Close
Kingsmead Northwich

Guide Price
£455,000



Accommodation

Entrance Hall 14' 1" x 9' 9" (4.3m x 2.97m)

Guest WC 5' 4" x 2' 7" (1.62m x 0.8m)

Dining Room 10' 1" x 8' 9" (3.08m x 2.67m)

Lounge 10' 6" x 14' 11" (3.19m x 4.55m)

Conservatory 10' 10" x 15' 6" (3.3m x 4.72m)

Breakfast Kitchen 17' 3" x 9' 6" (5.25m x 2.90m)

First Floor Landing 17' 5" x 7' 1" (5.32m x 2.17m)

Bedroom One 11' 8" x 12' 0" (3.56m x 3.65m)

En-Suite 4' 9" x 8' 1" (1.44m x 2.47m)

Bedroom Two 8' 1" x 12' 10" (2.47m x 3.91m)

Bedroom Three 11' 3" x 9' 3" (3.42m x 2.81m)

Bedroom Four 10' 10" x 8' 2" (3.3m x 2.5m)

Bathroom 6' 5" x 9' 2" (1.95m x 2.79m)





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

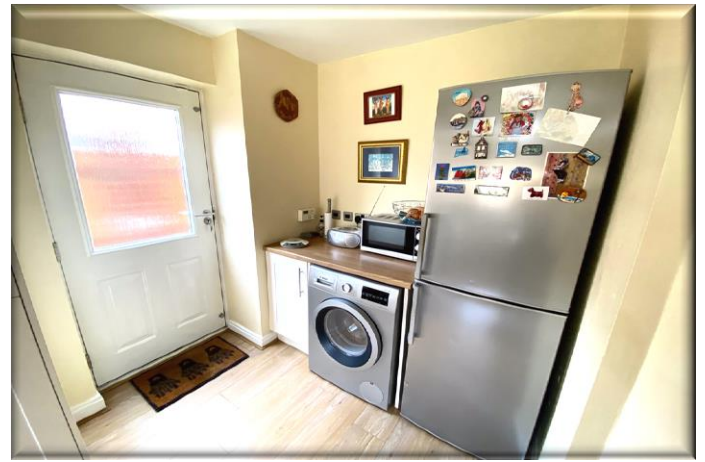


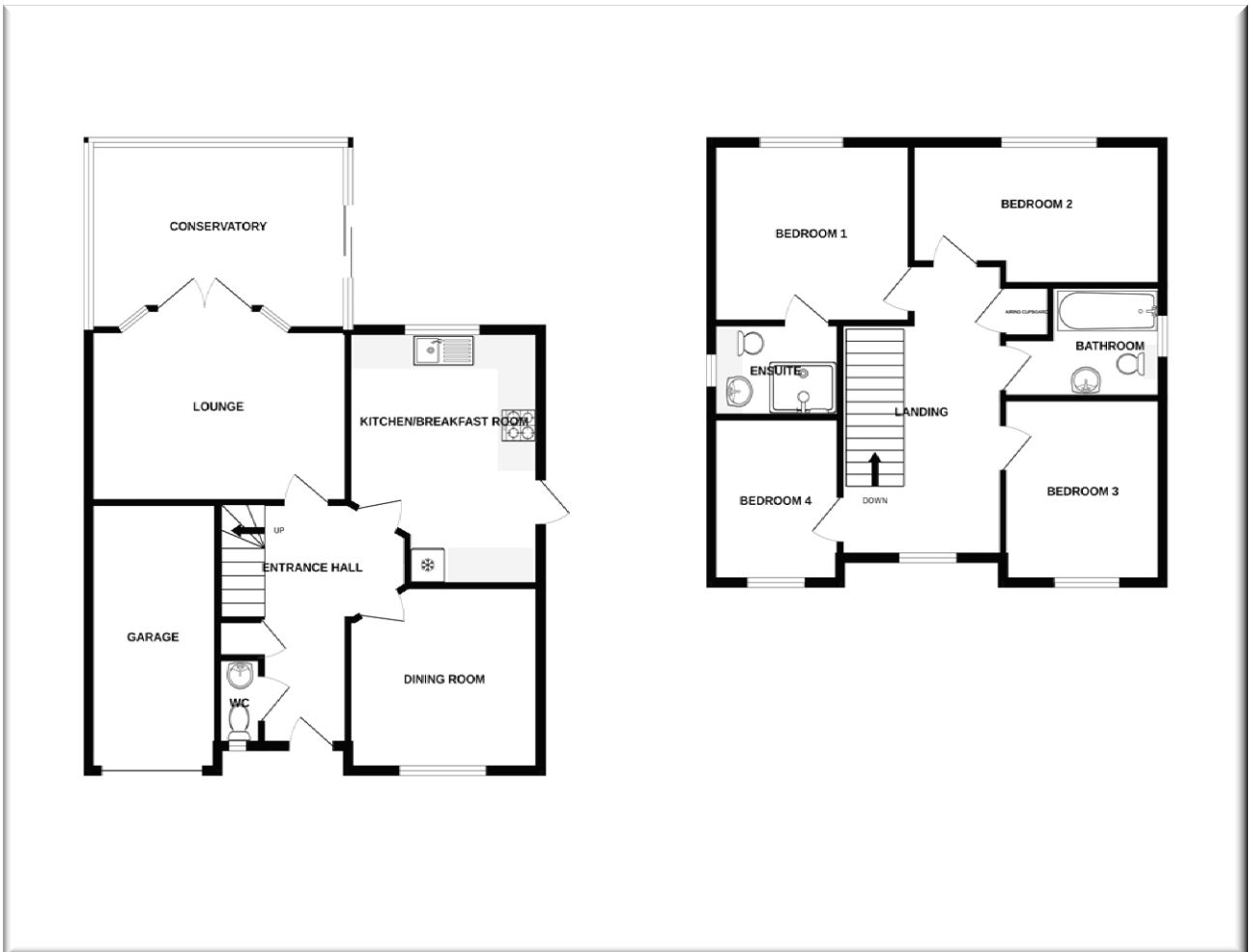
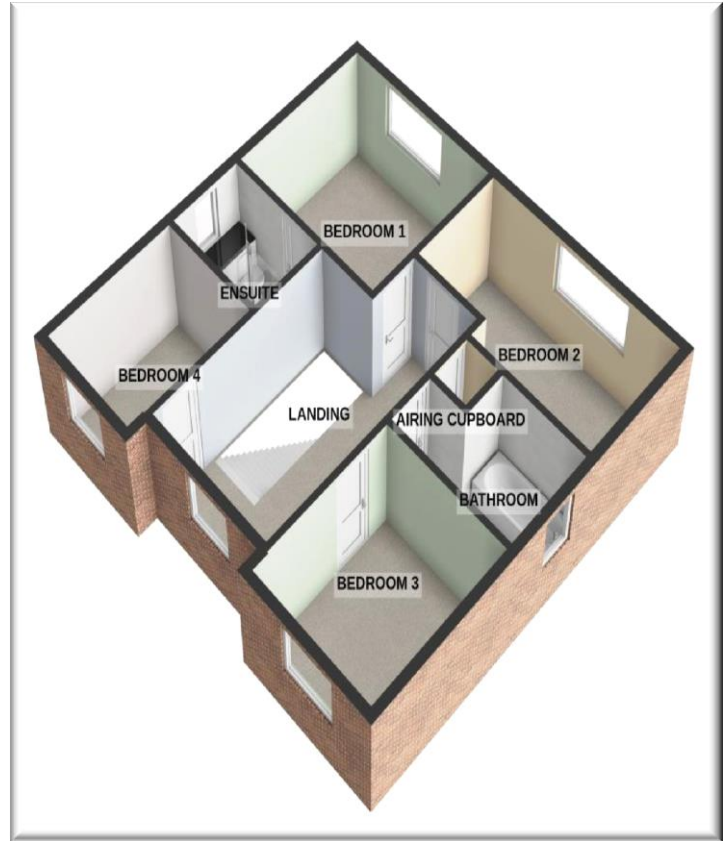
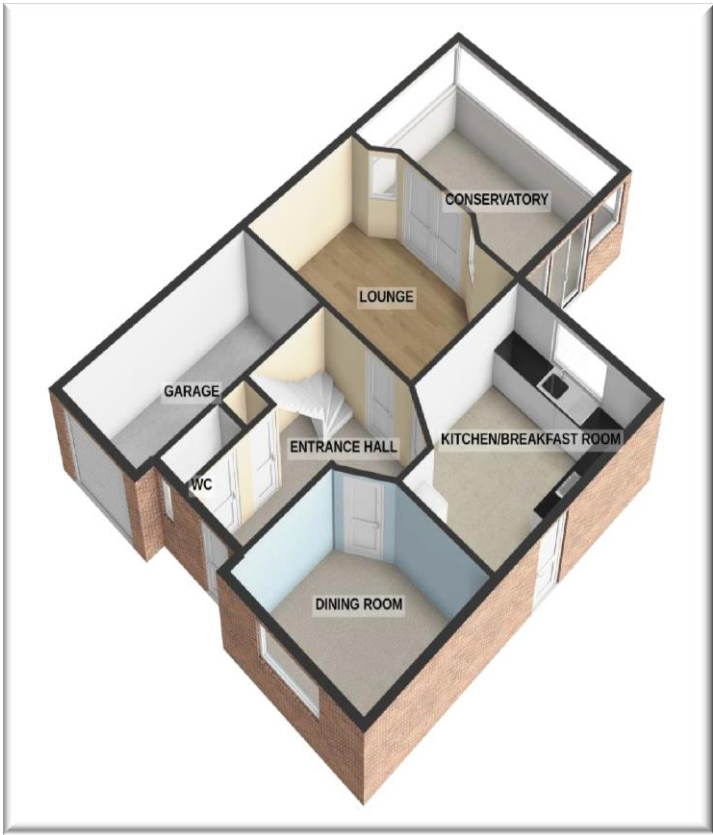
*"Ultimate Estate
Agency....From The Fox"*

**Viewings : Northwich Office
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Directions

Follow the A533 Leaving Northwich. Continue past Sir John Dean's College on the right, at the roundabout take the 3rd exit onto Monarch Drive. Turn left onto Eyston Close then left again onto Seagrave Close. Number 6 is located at the bottom on the left hand side.

***“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 Number: TBC
- Class of Title: TBC
- Mains Services Connected - Gas, Electric, Water, Sewer
- Council Band: E
- Parking Arrangements: Driveway Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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