



ROYAL FOX

... ultimate estate agency

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- Outstanding Modern Detached
- 4 Double Bedrooms
- Quality Living Kitchen
- En-Suite & Guest WC
- Landscaped Rear Gardens
- Orangery
- Driveway, Integral Garage & EV Charging
- Excellent Transport Links
- Beautifully Appointed

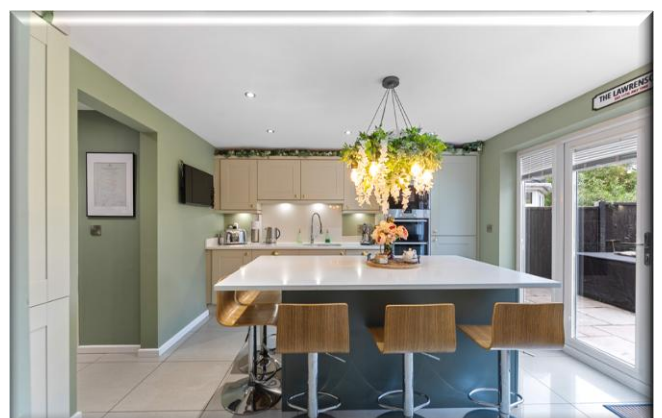
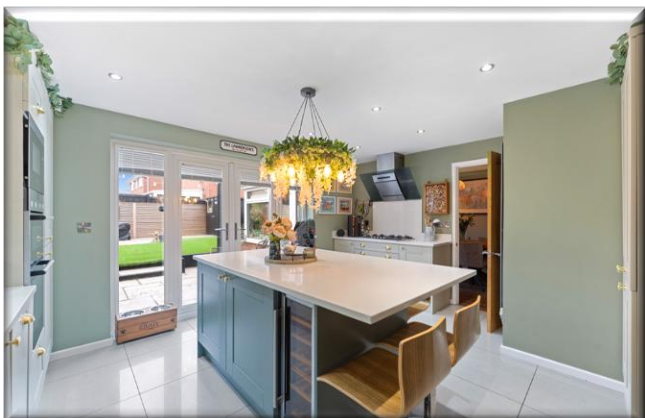


OUTSTANDING DETACHED OF MODERN DESIGN - 4 DOUBLE BEDROOMS - HIGH SPEC FEATURES THROUGHOUT - QUALITY LIVING KITCHEN - ORANGERY ... Royal Fox Estates are delighted to offer this beautifully presented, high spec. detached home within a very well-regarded cul-de-sac where properties rarely become available. No. 12 Britannia Road has undergone considerable improvement & reconfiguration by the current owners offering a Family home that can be enjoyed straight away with all the features of modern day living.

ACCOMMODATION: The home comprises of ... To the ground floor: Entrance Hall, , open lounge through to dining room, quality living kitchen with **BUILT IN APPLIANCES** (Inc **DISHWASHER, DOUBLE OVEN & WINE FRIDGE**) & attractive orangery leading to the rear garden. Off the kitchen is an inner hall leading to a guest WC, utility room & internal access to the garage. To the first floor are **FOUR DOUBLE BEDROOMS EACH WITH BUILT IN WARDROBES**, En-Suite to the master bedroom, & a modern combined family bathroom/WC.

OUTSIDE: The property enjoys driveway parking suitable for two vehicles & access to the integral garage with electric shutter door & **EV CHARGING PORT**. To the rear are private landscaped gardens with a low maintenance synthetic lawn and paved Indian flag patio areas perfect for relaxing and entertaining.

LOCATION: The property can be found tucked away within the cul-de-sac of Britannia Drive, an extremely highly regarded location where very few homes have changed hands since their original conception. The property is ideally suited to working families for its location to local primary & high schools as well as it's transport links and ease of access onto the A556 leading to the motorway networks. Northwich Town Centre is approx. 2.5 miles away or a short car journey and offers a wide range of national supermarkets, established retail chains as well as a number of independent outlets & multi screen Odeon cinema.



**12 Britannia Drive
Rudheath Northwich**

**Offers in Excess of
£375,000**



Property Info:

- **Approx Sq footage: 1558 (144.8 Sq m)**
- **Tenure: Freehold**
- **EPC Rating: D**
- **Council Band: D**
- **Mains Connected: Electric, Gas, Water, (Meter) Sewage**
- **Parking Arrangements: Driveway & Integral Garage**

Accommodation

Entrance Hall 6' 8" x 4' 10" (2.04m x 1.47m)

Lounge 18' 0" x 11' 10" (5.48m x 3.61m)

Dining Room 9' 0" x 8' 3" (2.74m x 2.52m)

Orangery 10' 11" x 9' 1" (3.33m x 2.76m)

Living Kitchen 11' 4" x 16' 4" (3.46m x 4.97m)

Inner Hall

Guest WC 4' 10" x 4' 8" (1.47m x 1.43m)

Utility Room 4' 2" x 4' 8" (1.26m x 1.43m)

Integral Garage 7' 3" x 7' 7" (2.2m x 2.3m)

Landing 8' 9" x 9' 7" (2.66m x 2.93m)

Bedroom One 9' 6" x 11' 10" (2.89m x 3.61m)

En-Suite 6' 4" x 4' 9" (1.92m x 1.44m)

Bedroom Two 13' 7" x 8' 5" (4.14m x 2.56m)

Bedroom Three 12' 3" x 8' 4" (3.73m x 2.54m)

Bedroom Four 9' 0" x 8' 5" (2.74m x 2.56m)

Family Bathroom 8' 4" x 6' 6" (2.53m x 1.97m)





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



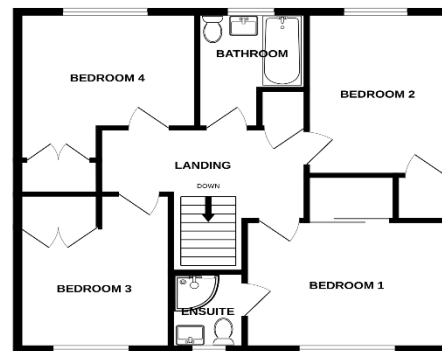
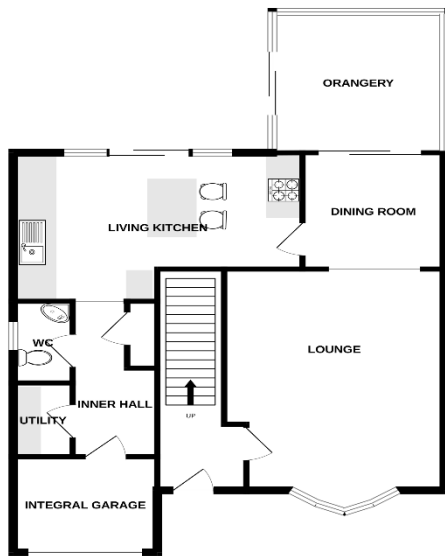
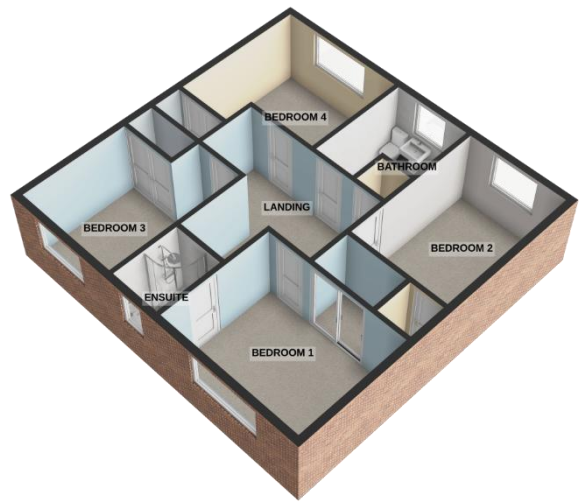
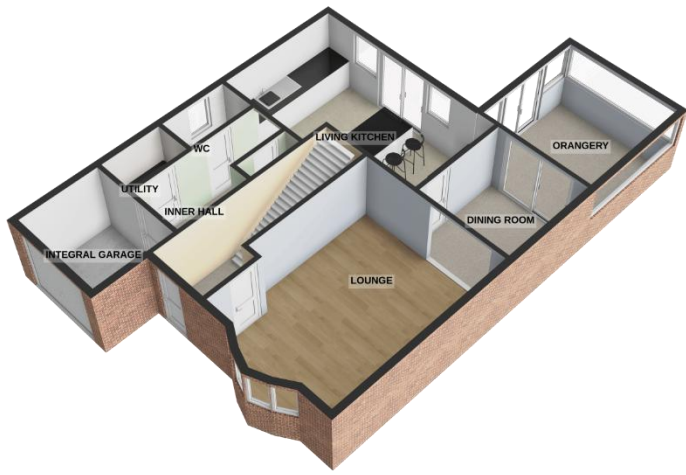
Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Continue Along Middlewich Road leaving Northwich Town Centre. Proceed to the Broken Cross bridge and turn right after crossing. Continue along the A530 (King St.) and then turn left onto Britannia Drive. No. 12 can be found on the right hand side.



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 Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: D
- Parking Arrangements: Driveway







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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.