



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

- Fabulous High Spec Detached
- 4 Beds with Fitted Robes
- 3 Reception Rooms
- Quality Fitted Dining Kitchen
- En-Suite & Guest WC
- Large Driveway & Double Garage
- Private Rear Garden
- Popular Village Location
- Not to be Missed



SPACIOUS & HIGH SPEC MODERN DETACHED - 4 GENEROUS BEDROOMS - 3 RECEPTIONS - COMBERBACH VILLAGE - NO CHAIN

Royal Fox Estates are delighted to offer this detached family home of modern design finished to a very high standard & being offered with the additional benefit of NO ONWARD CHAIN. Marbury view occupies a highly regarded spot in a rural location on the outskirts of Comberbach Village surrounded by Cheshire Countryside, offering spacious and versatile accommodation & fully equipped for the demands of modern day family living.

ACCOMMODATION: The property comprises of: large Entrance Hall, Guest WC, Lounge equipped with WOOD BURNER, Dining Room, Study/Family Room, Modern Fitted Kitchen with BUILT IN APPLIANCES. (Inc Dishwasher) Off the kitchen is access into the double garage with electric door. To the first floor are four generous bedrooms with an En-Suite Shower Room to the master. In addition is a Family Bathroom.

OUTSIDE: To the front of the property is a large block paved driveway offering ample space for parking. At the rear is a private well maintained garden laid to lawn with stone paved patio and a raised timber decking area. Access to the rear garden is afforded via the kitchen and the sliding doors from the dining room.

LOCATION: Located in the quiet village of Comberbach, the home benefits from a rural location with a number of outdoor pursuits & attractions on the property's doorstep to include Marbury Country Park & Anderton Boat Lift / Nature Park in the neighboring village of Anderton. The village itself contains a primary school, post office, public houses & affords easy access out to the motorway networks (M56) to Chester, Warrington and other nearby cities. Northwich Town Centre is just approx. 3 miles away offering a large range of shops, services, major supermarkets, as well as multi screen Odeon cinema.



**Marbury View Marbury Road
Comberbach Northwich**

**Offers in Excess of
£475,000**



Property Information:

Approx Sq Footage: 1941 (180.3 Sq m)

Tenure: Freehold

EPC Rating: C

Council Band: F

Parking Arrangements: Driveway & Double Garage

Accommodation

Entrance Hall 16' 1" x 9' 11" (4.91m x 3.01m)

Guest WC 2' 11" x 5' 9" (0.89m x 1.76m)

Study/Family Room 10' 7" x 12' 0" (3.22m x 3.66m)

Lounge 17' 0" x 12' 1" (5.19m x 3.68m)

Dining Room 10' 1" x 9' 11" (3.07m x 3.01m)

Living Kitchen 22' 4" x 9' 5" (6.81m x 2.88m)

Double Garage 17' 9" x 17' 1" (5.4m x 5.2m)

First Floor Landing 16' 6" x 6' 11" (5.02m x 2.1m)

Bedroom One 16' 0" x 13' 1" (4.88m x 4.0m)

Bedroom Two 10' 6" x 12' 11" (3.2m x 3.94m)

Bedroom Three 9' 10" x 9' 3" (3m x 2.82m)

Bedroom Four 9' 9" x 9' 3" (2.96m x 2.82m)

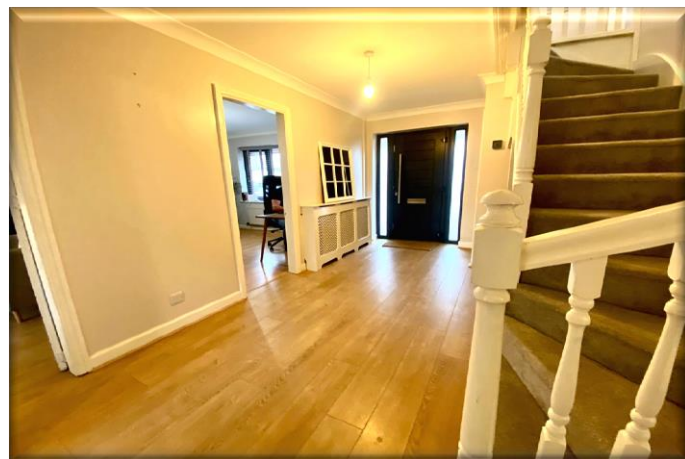
En-Suite Shower Room 9' 9" x 4' 9" (2.97m x 1.46m)

Family Bathroom 9' 9" x 7' 3" (2.97m x 2.2m)





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



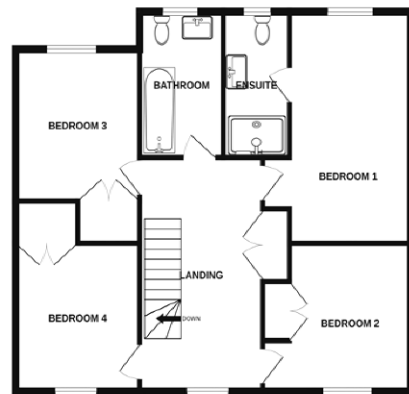
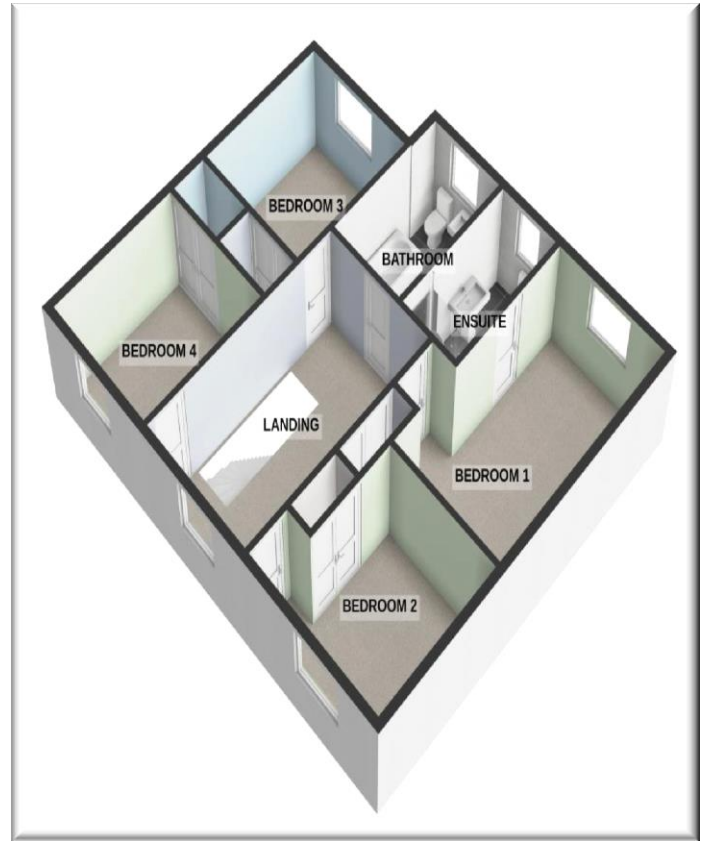
***"Ultimate Estate
Agency....From The Fox"***

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Marbury View is located on Marbury Road. Approaching from Anderton continue along New Road following signs for Marbury Park. New Road becomes Marbury Road and continues into Comberbach Village. The property can be seen on the left hand side shortly after entering the village & can be identified by our for sale board.

***"Call The Fox NOW for
your FREE valuation"***



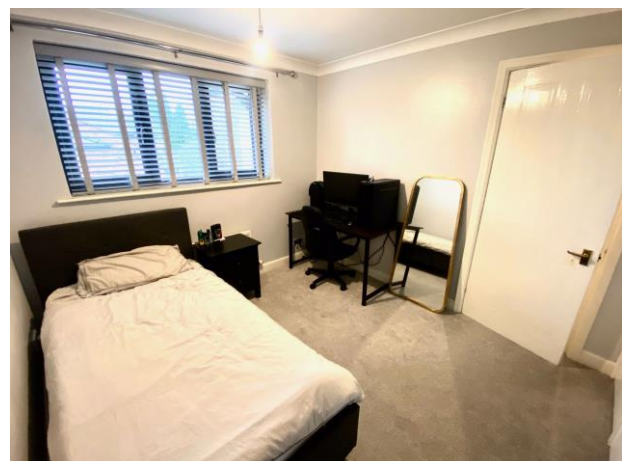
IMPORTANT NOTE:

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 Connected: Electric, Gas, Water, Sewage
- Council Band: F
- Parking Arrangements: Driveway & Double Garage







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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