



ROYAL FOX

... ultimate estate agency

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- **Large Modern Style Detached**
- **Four Bedrooms**
- **En-Suite**
- **Driveway & Integral Garage**
- **Private Rear Garden**
- **Open Plan Kitchen**
- **Cul-De-Sac**
- **Ample Built in Storage**
- **Excellent Transport Links**



LARGE MODERN STYLE DETACHED - FOUR BEDROOMS & EN-SUITE - DRIVEWAY & INTEGRAL GARAGE - PRIVATE REAR GARDEN

- IDEAL FAMILY PURCHASE ... Royal Fox Estates are pleased to offer this well presented, modern detached home offering ideal accommodation for young & established families alike. Located on a quiet cul-de-sac in one of Rudheath's most highly regarded spots.

ACCOMMODATION: Internally comprising of .. To the ground floor: Entrance hall, lounge, dining room & spacious open plan breakfast kitchen with access out to the rear garden. To the first floor are four well proportioned bedrooms all benefitting from built in robes / storage. An Ensuite Shower room off the master bedroom with walk in unit. In addition is a modern family bathroom / WC. Also to note is a good size integral garage offering extra off road parking or further storage ability.

OUTSIDE: The property is set back at the front with a front lawn bordered by mature hedges offering privacy, as well as a front driveway offering parking for two cars. The rear garden also offers plenty of privacy. The patio area spans the width of the property and is covered by a canopy. Further on is a generous lawned area.

LOCATION: Ideally located on the edge of Rudheath, there is direct access out to the A556 giving great transport links to the motorway networks and nearby cities. Northwich Town Centre is a short drive away with a large range of shops, services, major supermarkets as well as Baron's Quay development with multi screen Odeon Cinema.



**11 Lavender Drive
Rudheath Northwich**

**Offers in Excess of
£300,000**



Property Info:

- *Tenure - Freehold*
- *Approx Sq Footage: 1237 (114.9 Sq m)*
- *Council Band: D*
- *EPC Rating: D*
- *Mains Connected: Electric, Gas, Water (Meter), Sewage*
- *Parking Arrangements: Driveway & Garage*

Accommodation

Entrance Hall

Lounge 16' 1" x 13' 3" (4.91m x 4.05m)

Dining Room 10' 2" x 7' 9" (3.11m x 2.37m)

Breakfast Kitchen 10' 2" x 17' 9" (3.11m x 5.42m)

Integral Garage 16' 4" x 8' 1" (4.98m x 2.46m)

Landing

Bedroom One 14' 0" x 9' 1" (4.26m x 2.77m)

En-Suite Shower Room 6' 1" x 8' 11" (1.86m x 2.72m)

Bedroom Two 12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom Three 9' 10" x 9' 4" (3.00m x 2.85m)

Bedroom Four 9' 1" x 6' 11" (2.78m x 2.1m)

Family Bathroom 6' 0" x 7' 0" (1.84m x 2.14m)





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

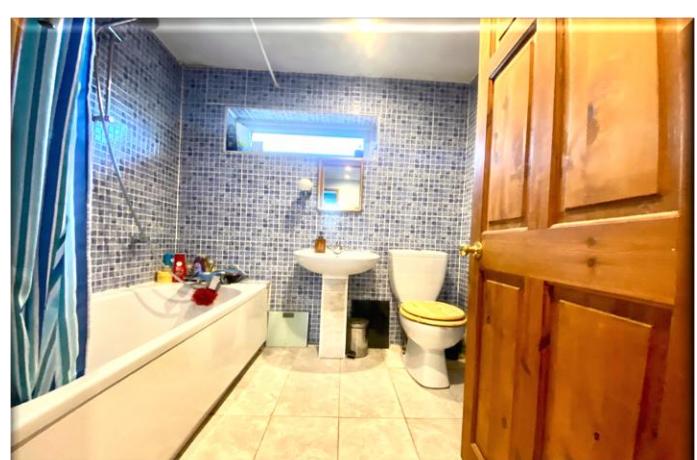


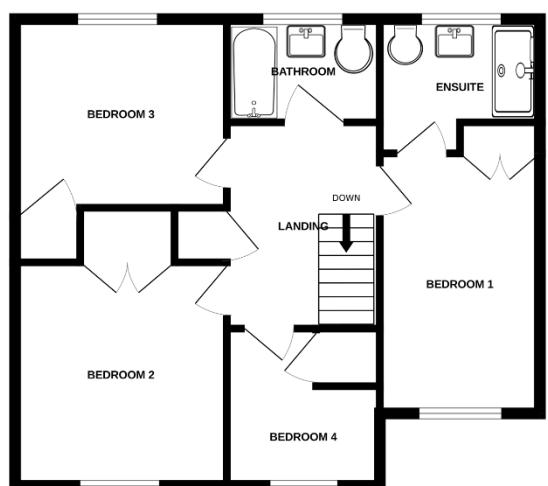
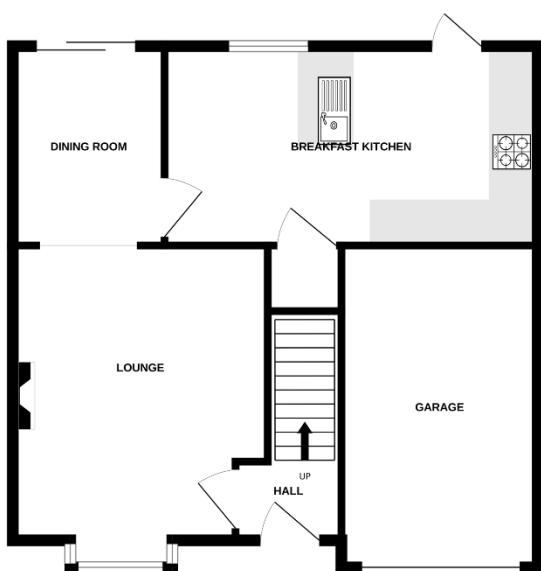
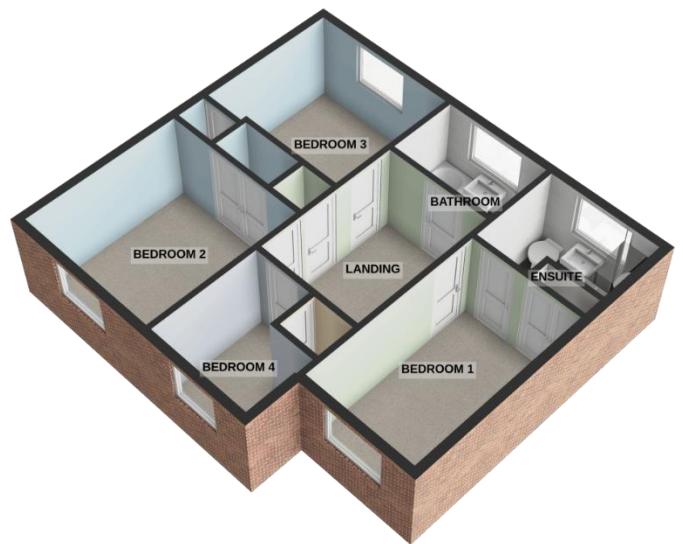
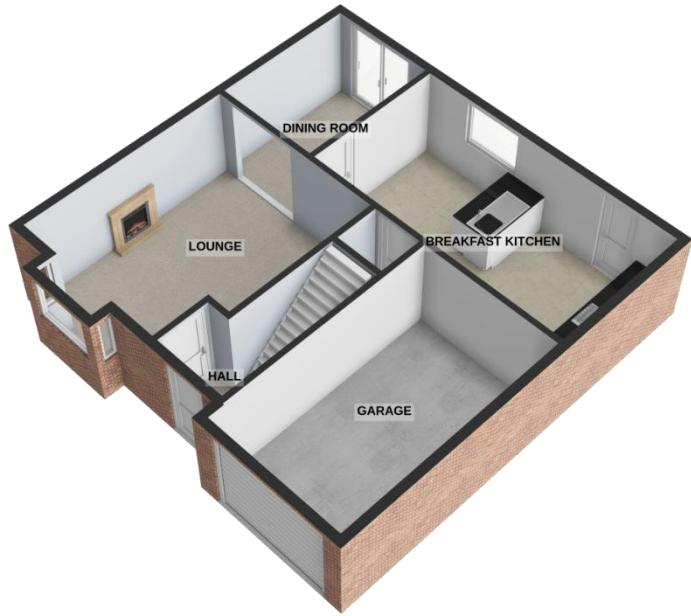
***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Northwich Office
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Directions

Lavender Drive is located off Middlewich Road. Turn right just before reaching the bridge and Old Broken Cross pub. No. 11 is located on the left hand side.

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



IMPORTANT NOTE:

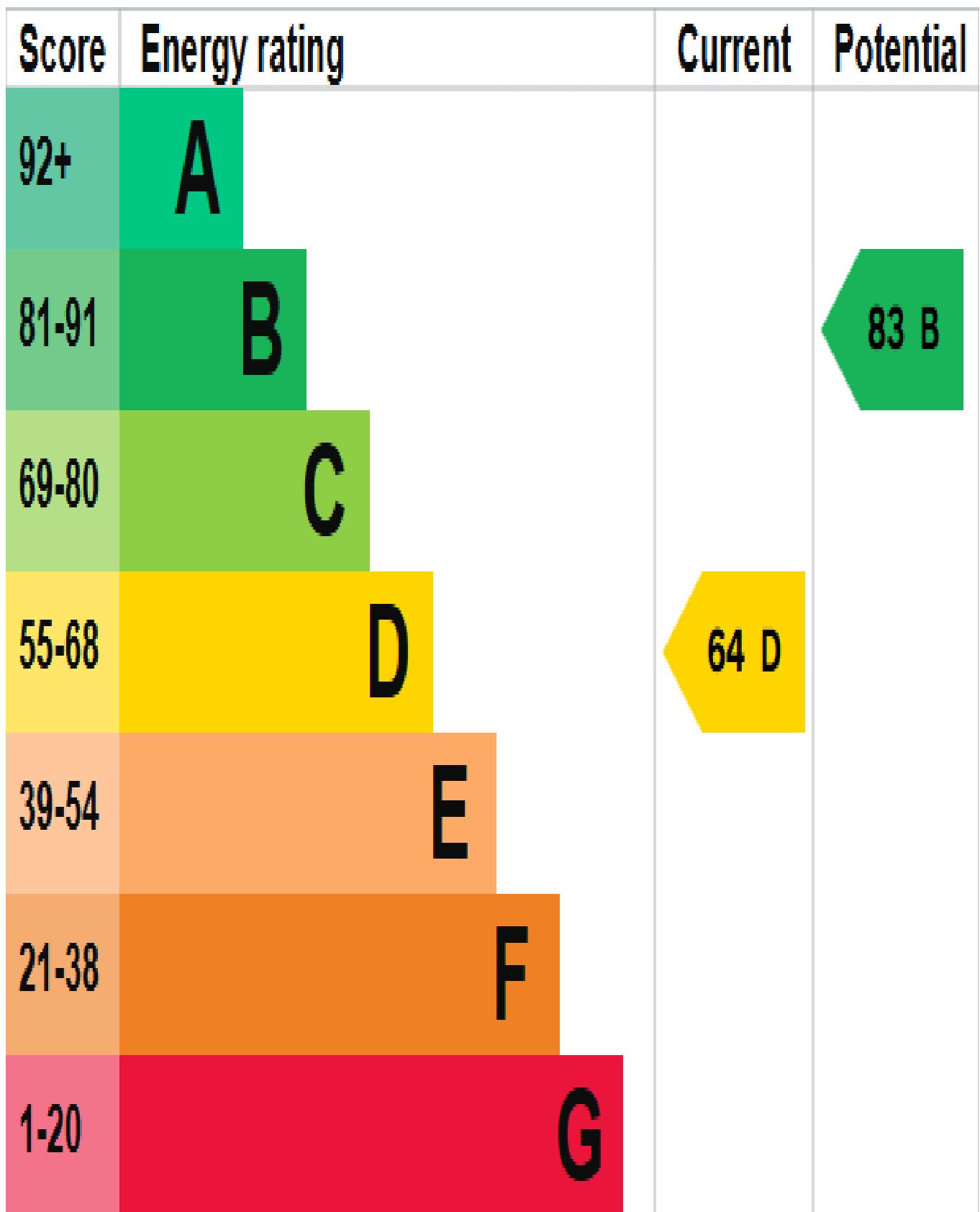
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The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: D
- Parking Arrangements: Driveway & Garage





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