



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

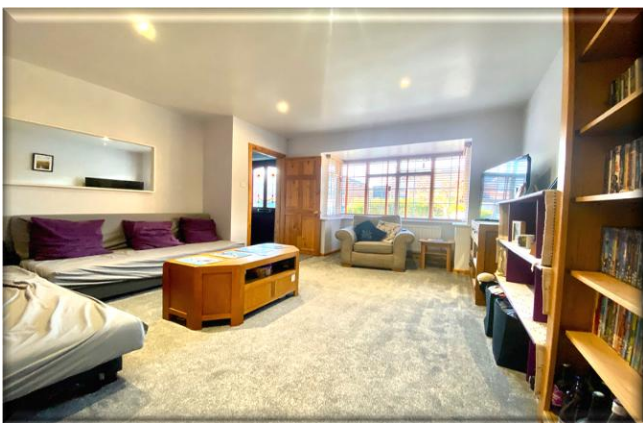


LARGE MODERN STYLE DETACHED - FOUR BEDROOMS & EN-SUITE - DRIVEWAY & INTEGRAL GARAGE - PRIVATE REAR GARDEN - IDEAL FAMILY PURCHASE ... Royal Fox Estates are pleased to offer this well presented, modern detached home offering ideal accommodation for young & established families alike. Located on a quiet 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.

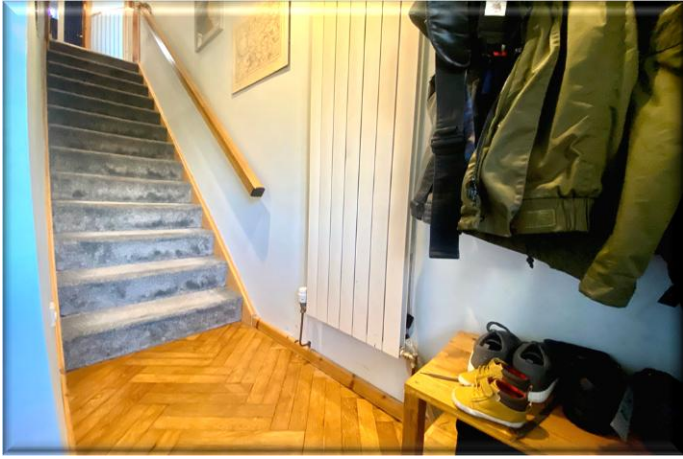
OUTSIDE: The property is set back at the front with a front lawn bordered by mature hedges offering privacy, as well as a front driveway offering parking for two cars. The rear garden also offers plenty of privacy. The patio area spans the width of the property and is covered by a canopy. Further on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

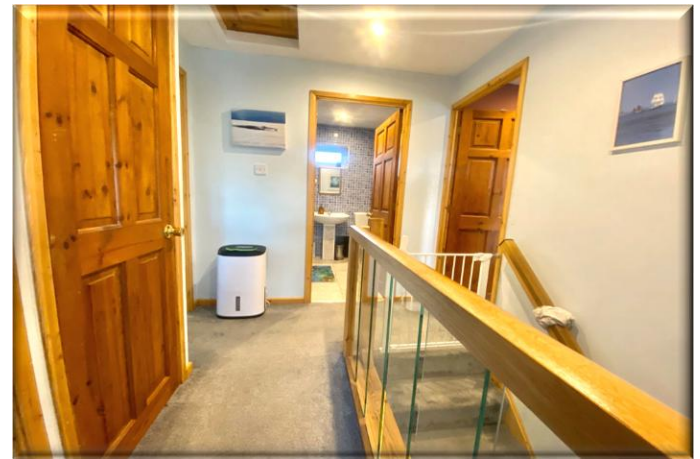
Bedroom Four 9' 1" x 6' 11" (2.78m x 2.1m)

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





*“Put your property
in our hands...”*

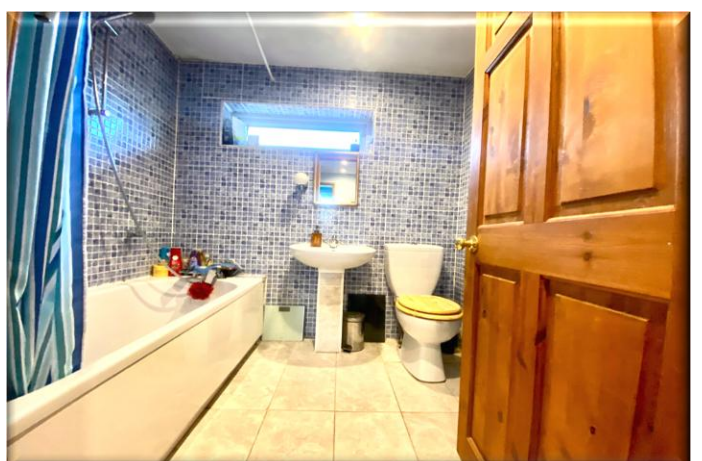


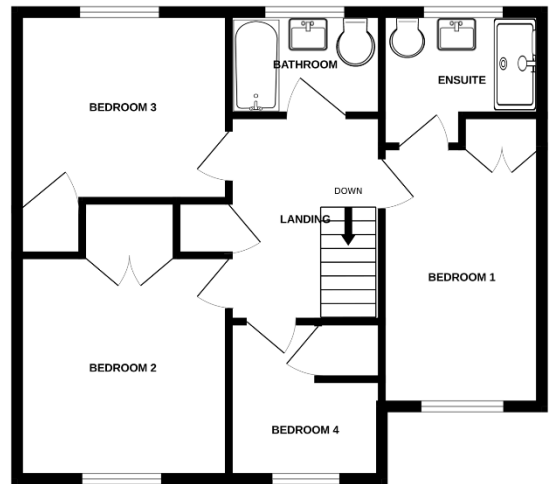
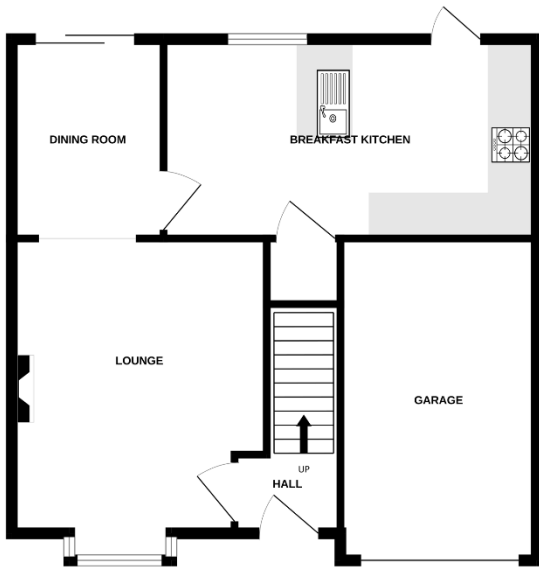
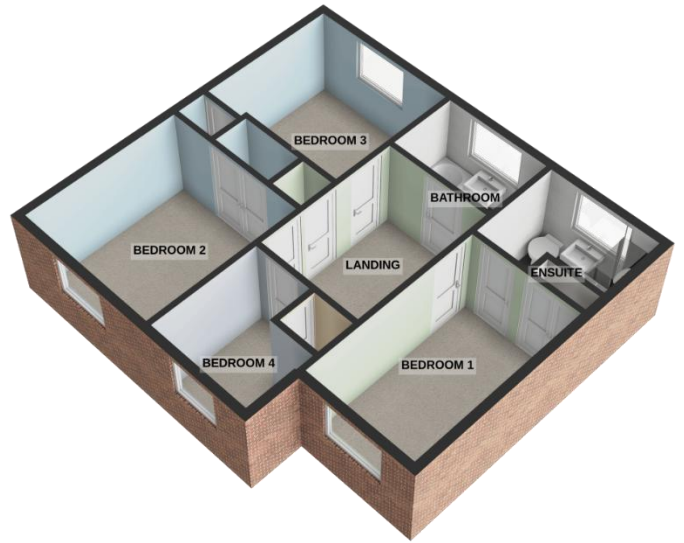
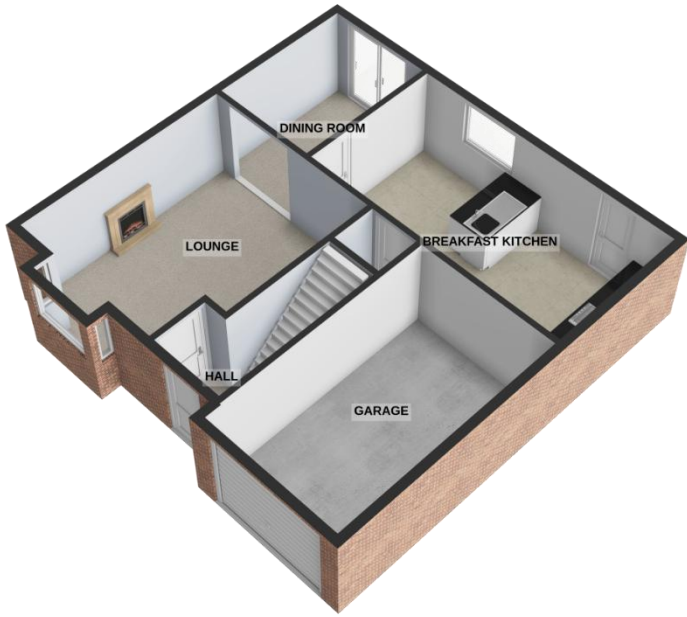
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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Tel: 01606 44 0 44

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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:

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: D
- Parking Arrangements: Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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