



***5 Chestnut Close, The Orchards, Middlewich, Cheshire ,
CW10 9QJ
£400,000***

Situated on the popular Orchards development, this superb four-bedroom detached family home is ideally located in the historic town of Middlewich. Offering spacious and versatile accommodation arranged over two floors, the property features a modern kitchen and dining area, separate lounge and family room, useful utility room, principal bedroom with en-suite, and a fully boarded loft providing excellent additional storage.

Outside, the private rear garden offers an ideal space for relaxing and entertaining, while the front garden is open plan and mainly laid to lawn with mature trees and established planting. Conveniently located close to Middlewich town centre, the property is within easy reach of a range of shops, cafés, restaurants and everyday amenities, as well as the town's attractive canal network and picturesque canal-sidewalks.

Combining generous living space, practical features and a desirable location, this is an ideal family home.

Accommodation

Ground Floor

Entrance Hall

The welcoming entrance hall provides access to the lounge and family room, with stairs rising to the first floor and a radiator.

Lounge - 13.9ft x 11.5ft

A bright and comfortable lounge featuring a bay window overlooking the front elevation, a fitted gas fireplace with radiator, and attractive feature glazed oak doors leading through to the kitchen.

Family Room - 8.4ft x 11.9ft

The family room benefits from a window to the front elevation and radiator, with access through to the utility area.

Kitchen - 23.8ft x 7.4ft

A generous kitchen offering an excellent range of base and wall-mounted units, including a tall larder unit. The kitchen is equipped with an integrated oven, wine fridge, dishwasher, gas hob and extractor fan.

A breakfast bar provides a useful informal dining space, while there is also ample room for a larger dining table. A window and radiator provide natural light and warmth, while double doors open directly onto the rear garden. The kitchen also provides access to the utility area.

Utility Area - 4.6ft x 9.2ft

The useful utility area provides access to both the kitchen and family room, as well as the rear garden. There is a range of base and wall units, plumbing for a washing machine and dryer, access to an under-stairs storage cupboard and a radiator.

First Floor

Landing

The first-floor landing provides access to all four bedrooms, the family bathroom and loft access.

Bedroom One - 11.5ft x 11.3ft

A well-proportioned principal bedroom featuring a bay window overlooking the front elevation, radiator, electric fan and access to the en-suite shower room.

En-Suite

The en-suite comprises a walk-in shower cubicle, built-in sink with vanity unit and WC. The room benefits from tiled flooring, partially tiled walls, a white heated towel rail and a window overlooking the front elevation.

Bedroom Two - 8.5ft x 11.9ft

A comfortable bedroom featuring a window overlooking the front elevation and radiator.

Bedroom Three - 8.3ft x 10.8ft

Featuring a window to the rear elevation, radiator and useful built-in storage.

Bedroom Four - 5.9ft x 12.9ft maximum measurement

A versatile fourth bedroom with a window overlooking the rear elevation, radiator and built-in storage. The room also provides access to the loft space via a pull-down ladder.

Family Bathroom

The family bathroom comprises a bath with shower over, mirror, sink and separate WC. Further features include a chrome heated towel rail and window to the side elevation.

Loft Space

The loft is fully boarded and offers excellent potential for use as a home office or additional hobby space. Access is provided via a pull-down ladder.

Externally

The property benefits from ample off-road parking to the front.

To the rear is a private and attractive garden featuring a patio area, grass area, wooden seating area and established bamboo planting, creating a secluded feel with the garden benefiting from a good degree of privacy and making it feel largely unoverlooked. A shed runs down the side of the property, providing useful storage.

The outdoor space offers an ideal setting for entertaining and relaxing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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