



**King Edward Close, Northwich CW9 8XQ**

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## **King Edward Close, Northwich**

Found within the highly sought after Kingsmead development and set in a desirable cul de sac location this spacious extended four bedroom detached family home must be viewed to appreciate its position and indeed what it has to offer. Updated and extended which now offers modern family living.



## **Reception Hall**

15' 4" x 5' 10" Maximum including stairway ( 4.67m x 1.78m )

Accessed via an open plan entrance porch with brick walling and wall lighting, front door having obscured window lights, stairway to the first floor having an open spindle balustrade, built in understairs storage cupboard, A single panel radiator, feature wood effect flooring, coving and power points.

## **Living Room**

16' 7" x 11' ( 5.05m x 3.35m )

Having a front aspect double glazed leaded window, a double panel radiator with thermostat, feature Adam Style fireplace housing a coal effect fire with a marble hearth and surround. Matching wood effect flooring, coving, power points, TV aerial point.

## **Family Dining Kitchen**

20' x 9' 10" ( 6.10m x 3.00m )

Featuring an updated modern Shaker Style kitchen having wood effect work top surfaces incorporating a one and a half bowl sink with mixer taps. Having a range of built in appliances including an electric oven and separate grill, four ring halogen hob with a stainless steel extractor hood and lighting over with mosaic style splash back tiling. Having a range of soft-close drawers featuring pan drawers, a convenient larder unit, and sliding doors featuring a further kitchen work space and storage area. Matching wood effect flooring, inset spot down lighting, Rear aspect double glazed window, space for a fridge freezer, two radiators with thermostats, power points, open plan through to the family room.

## **Family Room**

14' 10" x 10' 3" ( 4.52m x 3.12m )

A flexible family room or potential dining room featuring a double glazed Bay Window overlooking the rear garden and having French Doors opening to the patio seating area. Matching wood effect flooring, inset spot down lighting, radiator, power points, TV aerial point.

## **Utility Room**

5' 10" x 5' 4" ( 1.78m x 1.63m )

Wall mounted and base level units with dark marble effect work top surfaces incorporating a stainless steel sink and drainer. Plumbing for a washing machine, space for a dryer, part tiled walls and tiled flooring. Double glazed door with obscured window lights opening to the rear garden, single panel radiator, extractor fan, and power points.

## **Cloakroom W.C**

5' 4" x 3' 10" ( 1.63m x 1.17m )

Fitted with a two piece suite comprising pedestal wash hand basin, and a low level W.C. Part tiled walls and tiled flooring, side aspect obscured double glazed window, single panel radiator.

## **First Floor Landing**

Having an open spindle balustrade, built in storage cupboard with hanging rails and storage shelving, loft access having a loft ladder and boarded for storage also housing a modern gas boiler. Coving, power point.

## **Master Bedroom**

15' 6" x 11' ( 4.72m x 3.35m )

A spacious Mater Bedroom suite having front aspect double glazed window, a single panel radiator with thermostat, featuring built in wardrobes and a storage cupboard offering rails and storage shelving. Power points. Door to the en suite.

## **En Suite**

Fitted with a three piece suite comprising fully tiled shower cubicle having an integral shower and shower screen, vanity wash hand basin with drawer storage, and a low level W.C. Part tiled walls with display shelving, tiled effect flooring, front aspect obscured double glazed window, extractor fan, inset spot down lighting.

## **Bedroom Two**

14' Maximum into alcove x 8' 2" ( 4.27m Maximum into alcove x 2.49m )

Having a front aspect double glazed leaded window, radiator with thermostat, featuring built in wardrobes

with rails, shelving and power points.

## **Bedroom Three**

11' 3" x 7' 7" ( 3.43m x 2.31m )

Having a rear aspect double glazed window, radiator with thermostat, coving, power points.

## **Bedroom Four**

11' 3" Maximum into alcove x 8' ( 3.43m Maximum into alcove x 2.44m )

Having a rear aspect double glazed window, radiator with thermostat, featuring built in wardrobes with rails and shelving.

## **Family Bathroom**

7' 6" x 5' 8" ( 2.29m x 1.73m )

Featuring a modern three piece suite comprising panel bath having and integral shower and shower screen, pedestal wash hand basin with splash back tiling and a low level W.C. Featuring splash back walling, wood effect flooring, rear aspect obscured double glazed window, extractor fan, chrome heated towel rail, inset spot down lighting.

## **Externally**

Set in a desirable location and tucked into a cul de sac the property is set in a lovely position offering a good size plot having a driveway to the front which provides ample parking for several vehicles. With mature trees and hedgerow lined borders, access to the integral garage, and a paved pathway to the side with gated access that continues to the rear. The rear offers a well stocked and presented garden featuring recently updated stone paved patio seating areas, a lawned garden, mature flowerbed, shrub borders and fenced borders.

## **Integral Garage**

16' 10" x 8' ( 5.13m x 2.44m )

Having a metal up and over door, power and lighting, providing ideal storage space.



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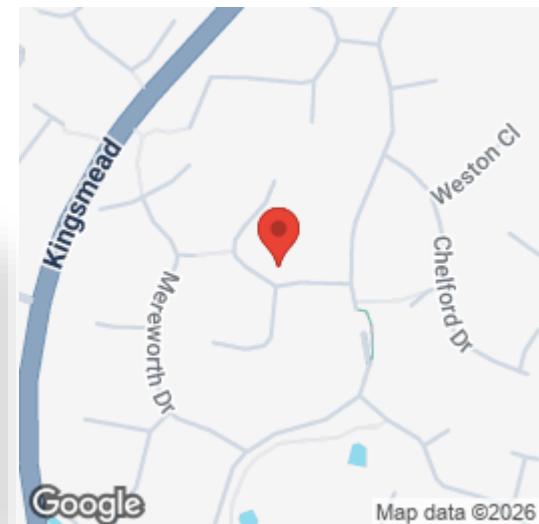
## King Edward Close, Northwich

- Spacious separate living room
- Desirable cul de sac location
- Highly sought after Kingsmead development
- Superb open plan family dining kitchen and family room
- Four good size bedrooms, en suite and family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£460,000**



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Property Ref:  
NRT108116 - 0006



**01606 43937**



[northwich@swetenhams.co.uk](mailto:northwich@swetenhams.co.uk)



The Bull Ring, NORTHWICH, Cheshire, CW9 5BU



[swetenhams.co.uk](http://swetenhams.co.uk)