



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

Situated on the popular Orchards development, this superb four to five-bedroom detached family home is ideally located within 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 area, and a principal bedroom with en-suite shower room benefiting from underfloor heating. The property also benefits from a fully boarded loft, providing excellent additional storage and versatile use. Outside, the property enjoys a private and attractive rear garden, providing an ideal space for relaxing and entertaining, while the open-plan front garden is 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-side walks. Combining generous living accommodation, versatile spaces, 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. The room benefits from a fitted gas fireplace with radiator, together with attractive feature glazed oak doors leading through to the kitchen.

Family Room - 8.4ft x 11.9ft

A versatile additional reception room featuring a window overlooking the front elevation and radiator, with convenient access through to the utility area.

Kitchen - 23.8ft x 7.4ft

A generous and well-appointed 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 area, while there is also ample space 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 the kitchen, family room and rear garden. There is a range of base and wall-mounted 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 space.

Bedroom One - 11.5ft x 11.3ft

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

En-Suite

The en-suite shower room 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. The en-suite also benefits from underfloor heating.

Bedroom Two - 8.5ft x 11.9ft

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

Bedroom Three - 8.3ft x 10.8ft

A further well-proportioned bedroom featuring a window overlooking the rear elevation, radiator and useful built-in storage.

Bedroom Four - 5.9ft x 12.9ft maximum measurement

A versatile fourth bedroom featuring 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, wash hand basin and separate WC. Further features include a chrome heated towel rail and window to the side elevation.

Loft Space

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

Externally

The property benefits from ample off-road parking to the front, with the open-plan front garden mainly laid to lawn and complemented by mature trees and established planting.

To the rear is a private and attractive garden featuring a patio area, lawned area, wooden seating area and established bamboo planting, creating a secluded and peaceful setting. The garden benefits from a good degree of privacy and feels largely unoverlooked, making it an ideal space for both entertaining and relaxing.

A shed runs down the side of the property, providing useful additional storage.

The outdoor space offers an excellent setting for enjoying the warmer months, whether entertaining guests, relaxing with family or simply enjoying the privacy of the garden.



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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