



Willowbank is an immaculately presented detached bungalow positioned at the end of a no through road with stunning views over the Weaver Valley

### Tenure

The property is freehold and each resident on Martins Fields owns part of the road and contributes £350 per annum to Martins Fields Residents Association Ltd which covers the maintenance of the road.

### Description

Purchased by the current vendors off plan over twenty years ago this property has been modernised and maintained throughout and is the ideal opportunity for downsizers or a growing family.

Externally the property is located on Martins Fields off Bartington Hall Lane at the end of the cul-de-sac on a desirable corner plot with a beautiful south facing wrap around garden.

The property has a large gated driveway for up to six vehicles, a double integral garage and a side gate to the rear garden to the front aspect.

Accommodation comprises entrance hall with oak effect laminate flooring throughout, three bay fronted double bedrooms, one of which has a stunning walk in wardrobe which was converted from the fourth bedroom. The principal bedroom has a modern fully tiled en-suite shower room with a frosted double glazed window to the side aspect.

The bay fronted lounge has a stunning feature open fireplace, housed from an old Georgian house, and looks out onto the rear garden with breathtaking views over the Weaver Valley.

The spacious box window kitchen has oak effect laminate flooring throughout, an exposed brick fireplace with a dual burner, a feature island with a granite top and a five ring LPG hob, a range of low level and eye level units, corian work tops and a selection of integrated appliances including an extractor hood above the island, a family sized dishwasher and a double Bosch oven.

The dining room has oak effect laminate flooring, French doors to the rear garden and French doors to the 17 ft by 22 ft conservatory with tiled flooring, air conditioning and electric blinds creating a habitable room all year round.

The utility room has a range of low level and eye level units granite tops and provides space for the separate washing machine and tumble dryer.

The modern shower room has tiled flooring and a frosted double glazed window to the side aspect.

The integral garage is accessible off the hallway dividing the kitchen, utility room and shower room and could easily be partly converted to create a home gym/studio and houses the Worcester combi boiler which services the under floor heating and hot water throughout the property.

Little Leigh is a quiet rural village located just outside of Northwich. Located within walking distance to the River Weaver, the village has an abundance of country walks and is

located within close proximity to fantastic commuter links including the A49 connecting you to the M56 and M6 motorways.

Northwich and surrounds are renowned for its superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is within a short drive of the property.

Northwich town centre has a range of independent and established retail chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town is currently being re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.

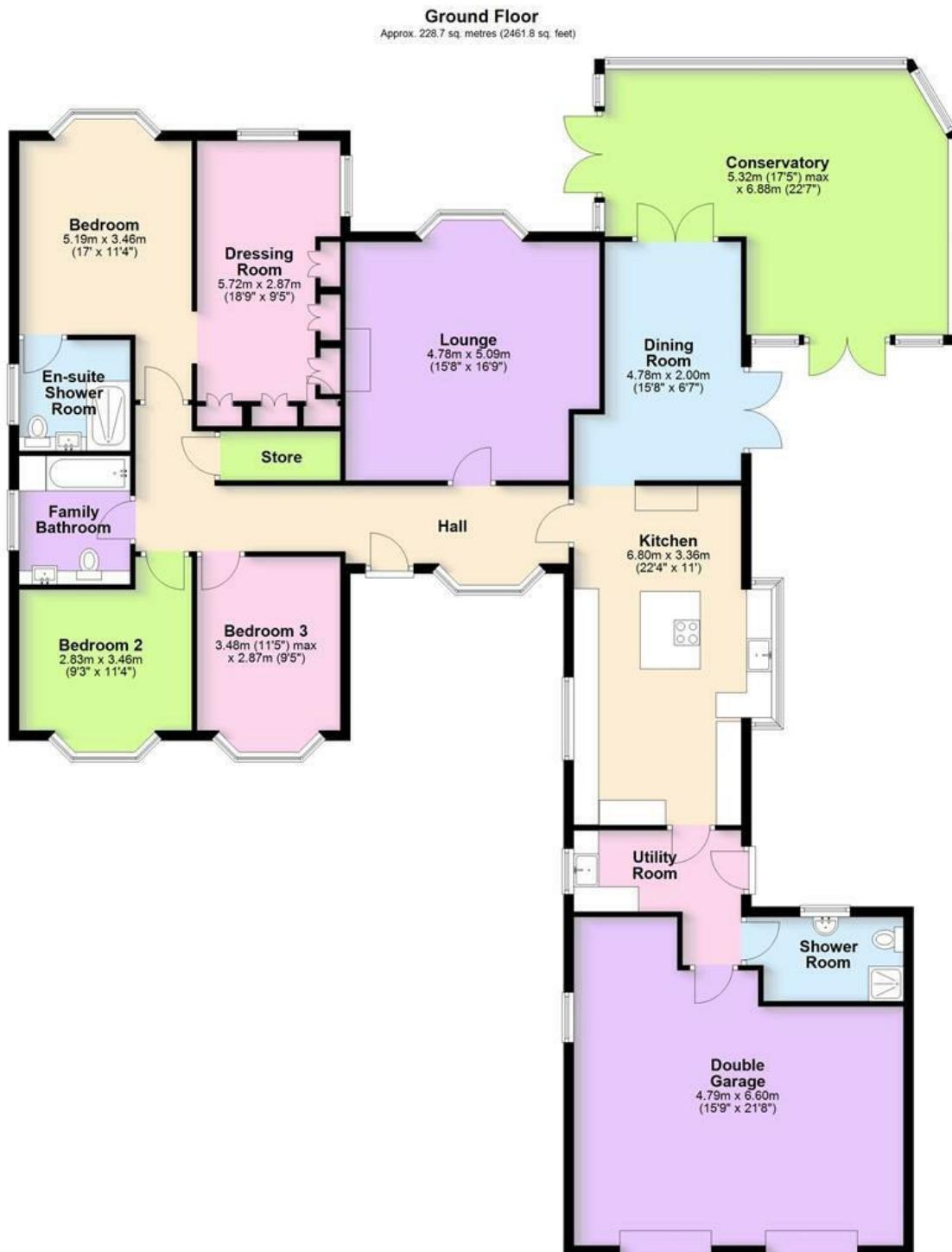
Acton Bridge train station (Birmingham- Liverpool) is only a 5 minute drive away and Cuddington train station (Chester-Manchester) is only a 10 minute drive away.

Local pubs include the Leigh Arms on Warrington Road in Acton Bridge and the Hazel Pear located off Hill Top Road in Acton Bridge.









Total area: approx. 228.7 sq. metres (2461.8 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 52                      | 55        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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4 The Bull Ring  
Northwich  
Cheshire  
CW9 5BS

[www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)  
T. 01606 41318

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