



Marlowe Road

Northwich

£495,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Marlowe Road

Northwich

Council Tax band: D

Tenure: Freehold

Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire West & Chester

EPC Energy Efficiency Rating: TBC

Total Floor Area: 2019 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Exceptional Extended Detached Family Home
- Four/Five Double Bedrooms & Two Bathrooms
- Generous 0.23-Acre Approx. Plot
- Stunning Extended Living Dining Kitchen with Island
- Separate Living Room, Home Office & Downstairs W.C.
- Versatile Ground-Floor Double Bedroom or Playroom
- Principal Bedroom with En-Suite
- Landscaped Garden with Large Entertaining Patio & Covered Hot Tub
- Detached Garden Bar with Flexible Lifestyle Potential
- Private Driveway & Sought-After Cul-De-Sac Location



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An exceptional extended detached family home offering so much more than meets the eye, this beautifully appointed and particularly versatile four/five double-bedroom, two-bathroom property occupies a generous plot of approximately 0.23 acres within a sought-after, family-friendly cul-de-sac.

The property combines spacious and flexible accommodation with an impressive standard of presentation and outstanding outdoor living. At its heart is a stunning, extended living dining kitchen, featuring a central island, twin glazed atriums and bi-fold doors that create a wonderful sense of light and space. A separate formal living room provides an additional reception area, complemented by a welcoming entrance hallway, separate cloaks area, downstairs W.C. and useful home office. A versatile ground-floor double bedroom, equally suited to use as a playroom or additional sitting room, further enhances the flexibility of the layout.

To the first floor are four immaculate double bedrooms, including a principal bedroom with a well-appointed en-suite, alongside an equally impressive family shower room.

Outside, the larger-than-average landscaped rear garden provides a superb setting for relaxation and entertaining, featuring an impressive resin patio, covered seating area and hot tub.

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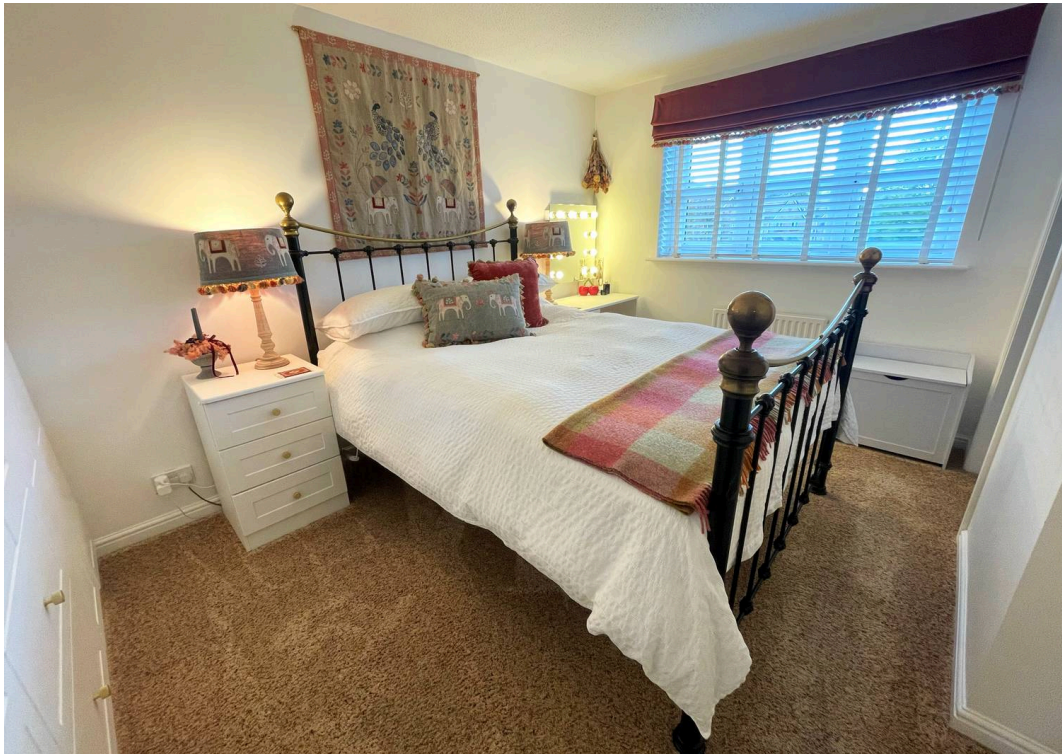
Marlowe Road

Northwich

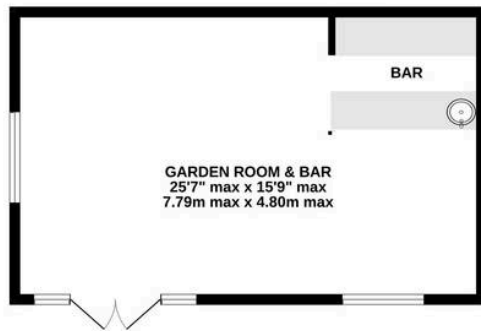
A particular highlight is the detached garden bar, offering excellent versatility and the potential to adapt the space for use as a home office, guest accommodation or additional leisure area, subject to any necessary consents. With flexible working and evolving lifestyle priorities continuing to influence buyers, this is a valuable feature that helps distinguish the property from competing homes.

The generous plot, private driveway and potential for future extension or reconfiguration, subject to the necessary planning permissions, further enhance its appeal. Combined with the quality of the improvements, exceptional presentation, and sought-after cul-de-sac setting, we believe this is a compelling proposition for buyers seeking a substantial, versatile and beautifully presented family home.





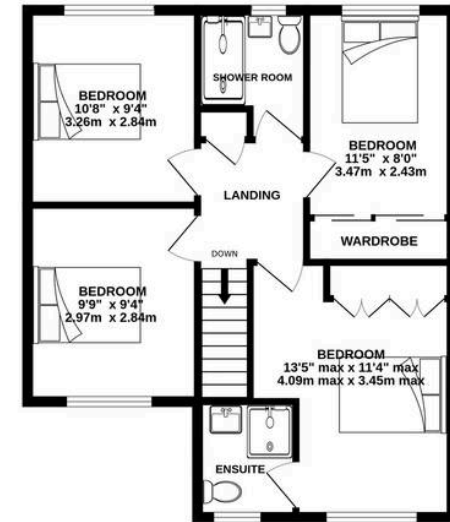
BASEMENT
403 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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