





16 Hankelow Close, Middlewich, Cheshire , CW10 0RQ

£315,000

A deceptively spacious four bedroom detached family home, occupying a generous plot within a quiet cul-de-sac with no passing traffic. The property has been extensively updated and improved by the current owners, creating a stylish and versatile family home ready to move into. Accommodation includes a spacious 17ft lounge, separate family room, utility room and an impressive 21ft kitchen/dining room with French doors opening onto the rear garden. Upstairs are four well-proportioned bedrooms and a modern four-piece family bathroom. Further benefits include gas central heating, uPVC double glazing and a partially boarded loft with pull-down ladder. Externally, there is ample off-road parking for several vehicles, a lawned frontage and a generous enclosed rear garden with patio, lawn, established planting and seating area. Early viewing is highly recommended.

Accommodation

Ground Floor

Entrance Hall
A welcoming entrance providing access to the family room, lounge and downstairs WC.

WC – 4'3" x 3'8" (1.30m x 1.11m)
Fitted with a wash hand basin and WC, with uPVC double-glazed opaque window to the front elevation, laminate flooring and radiator.

Family Room – 14'8" x 7'8" (4.47m x 2.34m)
A versatile additional reception room, ideal for use as a family room, home office, playroom or snug. Featuring a uPVC double-glazed window to the front elevation, laminate flooring, wall light points and radiator, with access to the utility room.

Utility Room – 7'8" x 3'8" (2.34m x 1.11m)
A useful separate utility area providing storage shelving together with space for a washing machine and tumble dryer.

Lounge – 17'1" x 13'7" (5.20m x 4.15m)
A generously proportioned main reception room featuring an attractive fireplace with decorative surround, marble hearth and inset living-flame coal-effect gas fire. Further features include a uPVC double-glazed window to the front elevation, laminate flooring and radiators. The lounge provides access through to the kitchen/dining room, with a further door leading to the staircase and first-floor accommodation.

Kitchen/Dining Room – 21'3" x 8'2" (6.49m x 2.50m)
An impressive kitchen and dining space extending to over 21ft in length. The kitchen has been updated within the last two years and is fitted with a range of base and wall units complemented by wood-effect work surfaces.

Features include a Rangemaster five-ring gas hob with additional wok burner and stainless-steel extractor hood above, together with under-unit feature lighting. There is space and plumbing for a dishwasher and washing machine, as well as space for an American-style fridge/freezer.

A uPVC double-glazed window overlooks the rear garden, while uPVC double French doors provide direct access outside. The room is finished with attractive wood-effect herringbone flooring and a radiator, with ample space for a dining table and chairs.

Storage
Useful additional ground-floor storage.

First Floor

Landing
With uPVC double-glazed opaque window to the side elevation, radiator and access to the loft. The

loft benefits from a pull-down ladder and is partially boarded, providing useful additional storage.

Bedroom One – 11'8" x 11'2" (3.55m x 3.40m)
A well-proportioned double bedroom with uPVC double-glazed window to the front elevation.

Bedroom Two – 11'2" x 9'8" (3.40m x 2.94m)
A good-sized bedroom with uPVC double-glazed window to the front elevation and radiator.

Bedroom Three – 10'8" x 8'2" (3.25m x 2.50m)
A further well-proportioned bedroom with uPVC double-glazed window overlooking the rear garden and radiator.

Bedroom Four – 10'7" x 8'2" (3.24m x 2.50m)
A versatile fourth bedroom with uPVC double-glazed window overlooking the rear garden and radiator.

Family Bathroom – 7'9" x 7'6" (2.35m x 2.29m)
Fitted with a four-piece suite comprising a panelled bath with mixer tap, wash hand basin, WC and separate corner shower enclosure. Further features include a heated towel rail and uPVC double-glazed opaque window to the side elevation.

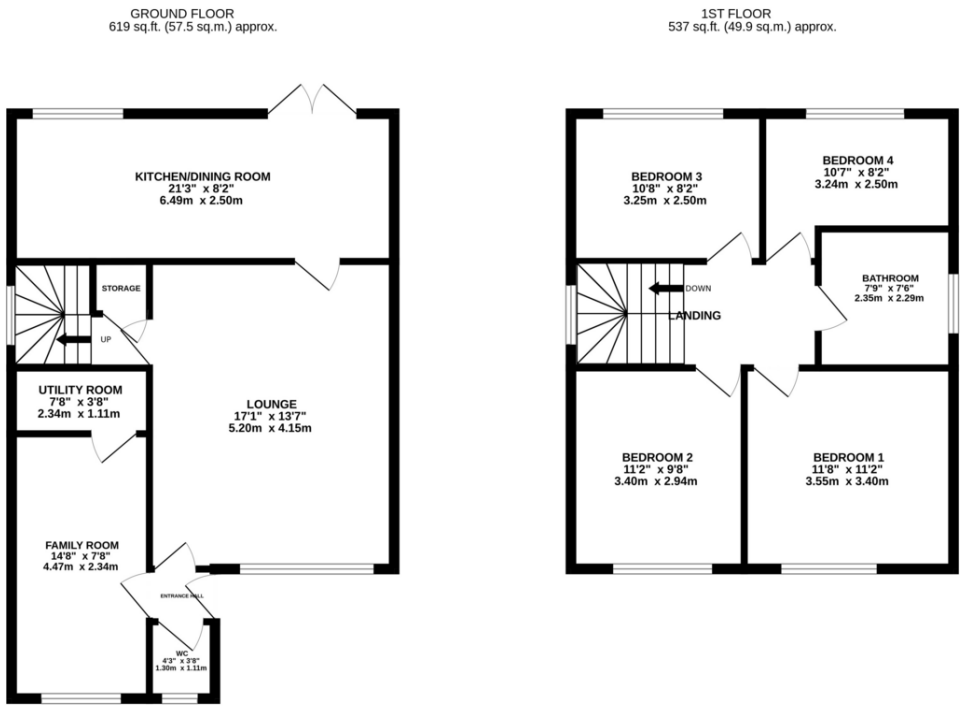
Outside

Front Garden & Parking
The property occupies a generous plot with ample off-road parking for several vehicles to the front, together with a lawned garden area.

Rear Garden
The generous enclosed rear garden is a particularly attractive feature of the property. It has been thoughtfully landscaped to provide a paved patio area ideal for outdoor dining and entertaining, together with a lawn bordered by an array of established bushes, shrubs and flowering plants.

An additional gravelled area provides a further seating space and enjoys a pleasant sunny aspect. The garden is well enclosed by fencing to the boundaries and benefits from access to the front of the property from both sides.

***Total Floor Area:** Approximately 1,156 sq. ft. (107.4 sq. m.)*



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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