





31 Violet Grove, Northwich - CW8 4FG

Freehold

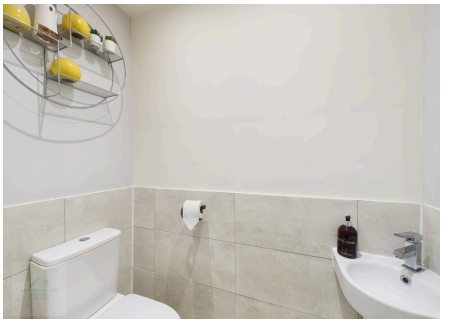
Beautifully presented four-bedroom family home in sought-after Winnington Village.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

This beautifully presented, freehold, four-bedroom family home occupies an enviable position within the highly sought-after Winnington Village and offers stylish, versatile accommodation arranged over three floors, perfectly suited to modern family living.



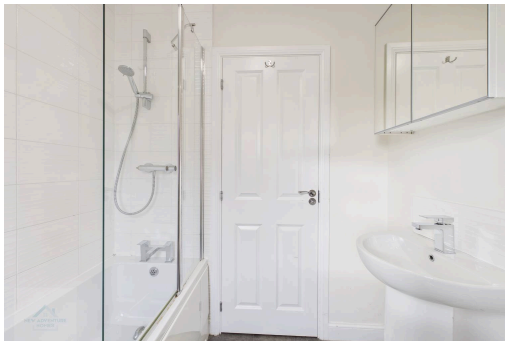


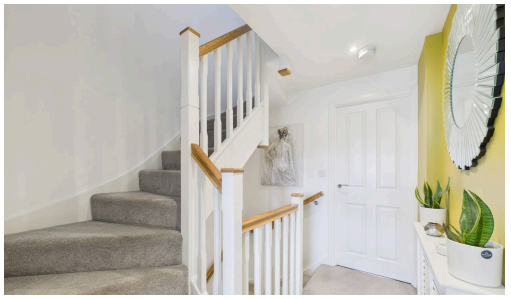
Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



- Freehold Property
- Stunning Orangery Extension
- Beautifully Presented Throughout
- Winnington Village Location
- Excellent Transport Links
- Walking Distance to Local Amenities
- Close to Northwich Town Centre











Entrance Hallway
13' 4" x 3' 5" (4.07m x 1.03m)
Step inside and you're welcomed by a bright and beautifully presented entrance hallway, setting the tone for the stylish accommodation throughout. Finished in neutral tones with contemporary flooring, recessed ceiling spotlights and useful built-in storage, this inviting space provides access to the ground floor rooms and staircase rising to the first floor. A light-filled and practical introduction to a home that has been thoughtfully maintained and ready to move straight into.

Open Plan Living & Kitchen
19' 11" x 12' 10" (6.07m x 3.91m)
Forming the heart of the home, this impressive open-plan living kitchen has been designed with modern family living in mind, offering an excellent space to cook, dine and unwind. The contemporary kitchen is fitted with a range of wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher and washer dryer. Ample work surface space will particularly appeal to keen chefs and those who enjoy entertaining. The living area provides generous space for both seating and dining, enhanced by stylish feature panelling, contemporary flooring and recessed ceiling spotlights. A useful under-stairs storage cupboard offers practical everyday storage, whilst patio doors open through to the orangery, creating a seamless flow between the living spaces and further enhancing the home's sociable layout.

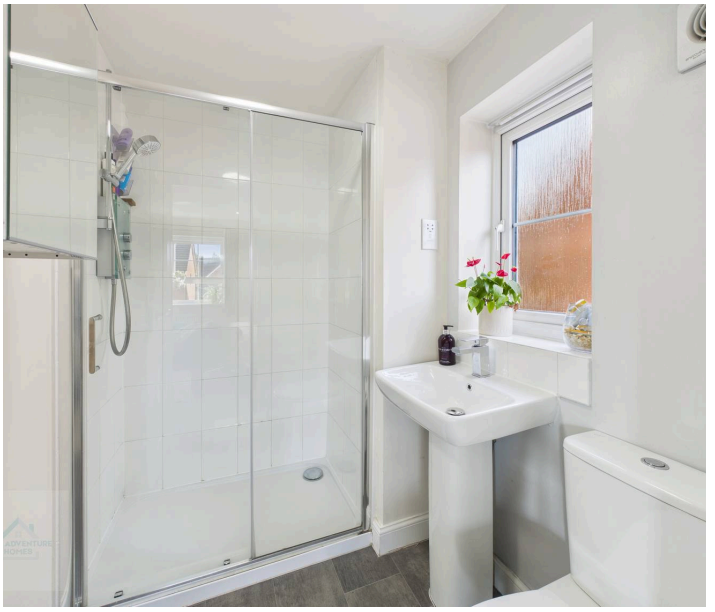
WC
5' 4" x 2' 9" (1.63m x 0.85m)



Orangery
10' 11" x 8' 8" (3.34m x 2.65m)
A fantastic recent addition to the home, having been installed by the current owners this year, this impressive orangery creates an excellent extra reception space that can be enjoyed throughout the seasons. The vaulted ceiling, skylight window and extensive glazing combine to fill the room with natural light, while providing an attractive outlook over the rear garden. Offering flexibility to suit a variety of lifestyles, the space is ideal for informal dining, relaxing with family or entertaining guests. Doors lead directly out to the rear garden, creating an effortless connection to the outdoor space and further enhancing the home's already impressive ground floor accommodation.



Study / Bedroom Five
11' 7" x 6' 1" (3.54m x 1.85m)
Currently utilised as a fifth bedroom, this versatile room offers excellent flexibility to suit a variety of lifestyles. Whether used as a guest bedroom, nursery or home office, the space is well-proportioned and filled with natural light, making it an ideal study for those working from home or seeking a quiet retreat away from the main living areas. A practical and adaptable room that can easily evolve with your family's needs.





WC
5' 4" x 2' 9" (1.63m x 0.85m)
Conveniently positioned off the entrance hallway, the cloakroom is fitted with a low-level WC and wash hand basin, complemented by contemporary tiling and neutral décor. A practical addition for everyday family life and visiting guests alike, finished in keeping with the high standard found throughout the home.

First Floor Landing
8' 8" x 3' 5" (2.65m x 1.04m)
A bright and spacious first floor landing, providing access to the impressive master bedroom and bedroom two. Finished in neutral tones with attractive balustrading, the landing offers a welcoming transition between rooms, while the staircase continues to the second floor.

Master Bedroom
12' 8" x 10' 0" (3.87m x 3.06m)
Occupying a front elevation position, the master bedroom is a generously proportioned double room, beautifully presented and offering a peaceful retreat at the end of the day. Filled with natural light from the front-facing window, the room provides ample space for freestanding furniture while maintaining a bright and airy feel throughout. A particular feature is the range of fitted mirrored wardrobes, providing excellent storage and helping to maximise floor space. Completing the accommodation, the room benefits from its own en-suite shower room, adding a touch of luxury and convenience to everyday living.

En-suite
7' 0" x 5' 0" (2.13m x 1.53m)
the en-suite is fitted with a modern three-piece suite comprising a walk-in shower enclosure, low-level WC and pedestal wash hand basin. Finished in neutral tones with complementary tiling and a frosted window providing natural light and ventilation, the room offers a practical and well-appointed space for everyday convenience.

Bedroom Two
12' 9" x 9' 11" (3.88m x 3.01m)
Enjoying a rear elevation position, bedroom two is a generous double bedroom with a pleasant outlook over the rear garden. Offering ample space for a double bed and additional furniture, the room is perfectly suited as a guest bedroom, teenager's room or spacious children's bedroom. Bright and well-proportioned, the room provides excellent versatility for growing families, combining comfortable living space with room for desks, wardrobes and storage furniture as required.

Second Floor

Second Floor Landing
5' 10" x 2' 11" (1.79m x 0.90m)
The attractive balustrade continues to the second floor,

Second Floor Landing
5' 10" x 2' 11" (1.79m x 0.90m)
The attractive balustrade continues to the second floor,
where a bright and well-appointed landing provides access to bedroom three, bedroom four and the family bathroom.

Bedroom Three
12' 10" x 11' 5" (3.91m x 3.47m)
Located on the second floor, bedroom three is a spacious double bedroom enjoying an elevated position within the home. The room features attractive vaulted ceilings and a skylight window, allowing natural light to flood the space while creating a bright and airy feel. Generously proportioned, there is ample room for a double bed along with additional furniture, while the layout also lends itself perfectly to those seeking a bedroom with dedicated study or dressing space. A comfortable and versatile room, ideal for older children, guests or multi-generational living.

Bedroom Four
12' 8" x 6' 4" (3.86m x 1.93m)
Bedroom four is a surprisingly spacious and versatile bedroom, enjoying an elevated position on the second floor. Benefitting from a front-facing window and attractive sloping ceilings, the room feels bright and welcoming whilst making excellent use of the available space. Currently arranged as a children's bedroom, the room is large enough to comfortably accommodate a double bed if required. A fitted wardrobe and built-in study area provide valuable storage and workspace, making it an ideal bedroom for older children, guests or those working from home.

Bathroom
6' 4" x 5' 10" (1.92m x 1.78m)
The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen over, low-level WC and pedestal wash hand basin. Finished in neutral tones with contemporary tiling around the bathing area, the room offers a fresh and timeless aesthetic, complemented by a useful mirrored wall cabinet providing additional storage. A well-appointed space designed to cater for the demands of modern family life.







Front Gardens & Driveway
The property enjoys an attractive frontage with excellent kerb appeal, featuring a neatly maintained artificial lawn which provides a smart appearance all year round with minimal upkeep required. A driveway to the side of the property provides off-road parking and leads to the rear garden, while the attractive red brick façade and covered entrance enhance the home's welcoming first impression.

Rear Garden
Designed for low-maintenance enjoyment, the rear garden provides an excellent outdoor space for both relaxation and entertaining. A raised composite deck creates the perfect spot for outdoor seating and summer gatherings, overlooking an artificial lawn that remains attractive throughout the year with minimal upkeep required. The garden is fully enclosed and enjoys a good degree of privacy, while direct access from the orangery allows for a seamless connection between indoor and outdoor living. A useful storage shed is also included within the sale, providing valuable additional storage for garden equipment and outdoor furniture.

Tenure
Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate
Current Rating B

Possession
Vacant possession upon completion.



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New Adventure Homes

30 High Street, Northwich, CW9 5BJ

01606 659 368

sales@newadventurehomes.co.uk

newadventurehomes.co.uk/