



***25 Simmonds Close, Kingsmead, Northwich, Cheshire, CW9 8WJ***  
***£275,000***

*A well-presented three-bedroom family home situated in the popular Kingsmead development in Northwich. Offering well-proportioned accommodation over two floors, the property features a welcoming lounge, generous kitchen/dining room, downstairs WC and three bedrooms, alongside a family bathroom. A standout feature is the impressive Orangery, providing an excellent additional space for family life, dining and entertaining. With large sliding doors opening onto the rear garden and roof skylights creating a bright, airy atmosphere, it offers a seamless connection between the home and garden. Externally, the property benefits from off-road parking, a lawned front garden and a private, predominantly lawned rear garden with a wooden decking area, ideal for outdoor dining and relaxation. The garden enjoys a good degree of privacy and is not overlooked.*

## **Accommodation**

### *Ground Floor*

#### *Entrance Hall*

*The welcoming entrance hall provides access to the lounge, kitchen/dining room, downstairs WC and staircase leading to the first floor.*

*Downstairs WC – 1.62m x 0.80m (5'3" x 2'7")*

*Fitted with a WC and wash hand basin, together with a UPVC double-glazed window.*

*Lounge – 4.00m x 3.27m (13'1" x 10'8")*

*A bright and welcoming reception room featuring a UPVC double-glazed window and radiator. A well-proportioned space ideal for relaxing with the family or entertaining guests.*

*Kitchen/Dining Room – 5.22m x 3.57m (17'1" x 11'8")*

*A spacious kitchen/dining room fitted with a comprehensive range of base and wall-mounted units with attractive wood-effect work surfaces.*

*The kitchen is equipped with an integrated single oven with microwave oven above, integrated washing machine, gas hob with extractor fan, one-and-a-half bowl stainless-steel sink and drainer, and slimline dishwasher.*

*There is also a UPVC double-glazed window and radiator, with ample space for dining and family use.*

*Orangery – 5.59m x 4.60m (18'4" x 15'1")*

*A superb addition to the property, the Orangery provides a fantastic family and entertaining space. Featuring large sliding double doors opening directly onto the rear garden, the room enjoys an abundance of natural light through the roof skylights, creating a bright and inviting space throughout the day.*

*The Orangery provides an excellent area for family gatherings, dining, relaxing or entertaining guests and offers a seamless connection between the house and garden.*

### *First Floor*

#### *Landing*

*The first-floor landing features a UPVC double-glazed window and provides access to all three bedrooms and the family bathroom.*

*Bedroom One – 4.13m x 3.09m (13'6" x 10'1")*

*A generous principal bedroom featuring a UPVC double-glazed window and radiator.*

*Bedroom Two – 3.46m x 3.25m (11'4" x 10'7")*

*A well-proportioned second bedroom with UPVC double-glazed window and radiator.*

*Bedroom Three – 3.05m x 2.41m (10'0" x 7'10")*

*A versatile third bedroom with UPVC double-glazed window and radiator, suitable for use as a bedroom, home office or additional family space.*

*Family Bathroom – 1.96m x 1.88m (6'5" x 6'2")*

*The family bathroom comprises a bath with shower over, WC and wash hand basin set within a vanity unit, together with a chrome heated towel rail and UPVC double-glazed window.*

#### *Outside*

##### *Front*

*To the front of the property is off-road parking, a lawned area and a stone pathway providing access to the front entrance.*

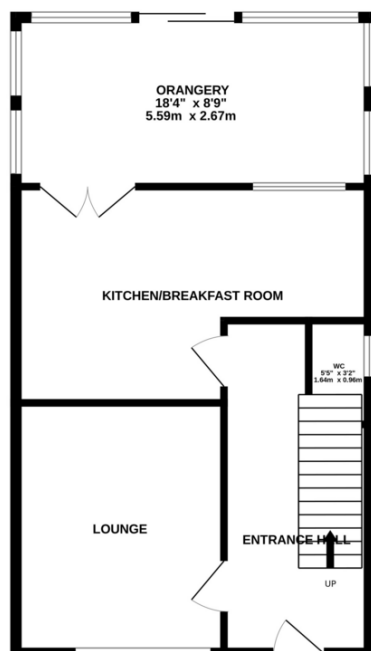
##### *Externally*

*The rear garden is laid predominantly to lawn and features a wooden decking area, currently arranged as a seating area and providing an excellent space for outdoor dining and entertaining throughout the year.*

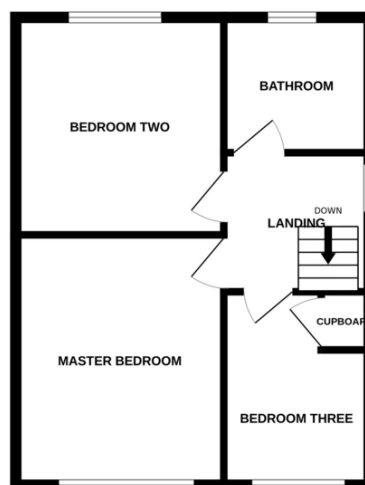
*A stone pathway runs through the garden, with the garden offering a good degree of privacy and being not overlooked, creating a peaceful outdoor environment.*



GROUND FLOOR



1ST FLOOR



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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