



18 Chelford Drive, Kingsmead, Northwich, Cheshire, CW9 8XP
£550,000

Situated within the highly sought-after Kingsmead development, this well-presented four-bedroom detached family home offers generous and versatile accommodation throughout. Benefitting from off-road parking, an integral garage, conservatory and en-suite to the principal bedroom, the property is perfectly suited to modern family living. Further benefits include gas central heating, double glazing throughout and a convenient location close to local amenities, reputable schools, transport links and picturesque canal walks.

Accommodation

A Spacious Four-Bedroom Detached Family Home in the Heart of Kingsmead

Situated within the ever-popular Kingsmead development, this exceptional four-bedroom detached family residence offers spacious and versatile accommodation, finished to an excellent standard throughout. Occupying a desirable position close to highly regarded schools, local amenities, transport links and picturesque canal walks, this superb home boasts an impressive breakfast kitchen, conservatory, two reception rooms, en-suite to the principal bedroom, a double integral garage and ample off-road parking, making it an ideal purchase for growing families. Further benefits include gas central heating and double glazing throughout.

Entrance Hall

A welcoming entrance hallway with a double glazed entrance door, radiator and staircase rising to the first floor. Doors provide access to the principal ground floor accommodation.

Study / Reception Room

A versatile second reception room, perfect as a formal dining room, home office, snug or children's playroom. Featuring a large double glazed bay window to the front elevation and radiator.

Measurements: 9'2" x 9'2" Max (2.80m x 2.79m)

Lounge

A spacious and beautifully presented family lounge offering the perfect space to relax and entertain. A large double glazed window to the front elevation fills the room with natural light, whilst the generous proportions provide ample space for a range of living room furniture. Radiator.

Measurements: 14'6" x 15'1" (4.42m x 4.60m)

Cloakroom / WC

Fitted with a contemporary vanity wash hand basin, low-level WC, heated towel rail and double glazed obscured window.

Breakfast Kitchen

Undoubtedly the heart of the home, this impressive open-plan breakfast kitchen has been designed with both family living and entertaining in mind. Fitted with an extensive range of contemporary base units complemented by luxurious granite work surfaces with elegant curved edges, the kitchen incorporates a ceramic sink, integrated dishwasher and generous preparation space throughout. A spacious walk-in pantry provides excellent additional storage, enhancing both the practicality and functionality of this exceptional kitchen.

A substantial breakfast bar comfortably seats between six and eight people, creating a wonderful social hub for family meals and entertaining guests. Large windows allow an abundance of natural light to flood the room, whilst double doors open directly into the conservatory, creating a seamless flow between the living spaces.

Measurements: 14'11" x 23'9" Max (4.55m x 7.24m)

Utility Room

A practical utility room fitted with a matching range of wall and base units with complementary work surfaces incorporating a sink. There is plumbing and space for both a washing machine and tumble dryer, together with loft access, radiator and double glazed window. Internal access leads directly into the double integral garage, whilst an external door provides convenient access to the rear garden.

Measurements: 9'3" x 4'11" Max (2.82m x 1.50m)

Conservatory

A superb addition to the property featuring a vaulted pitched roof, radiator and surrounding double glazed windows overlooking the rear garden. Double doors provide direct access to the garden, whilst further double doors lead into the breakfast kitchen, making this a bright and versatile additional reception space.

Measurements: 14'7" x 11'8" Max (4.45m x 3.56m)

First Floor

Landing

A spacious landing providing loft access, airing cupboard and doors leading to all four bedrooms and the family bathroom.

Bedroom One

A generous principal bedroom featuring fitted wardrobes, an attractive front-facing bay window, radiator and access to the en-suite shower room.

Measurements: 12'1" x 13'0" (3.68m x 3.94m)

En-Suite Shower Room

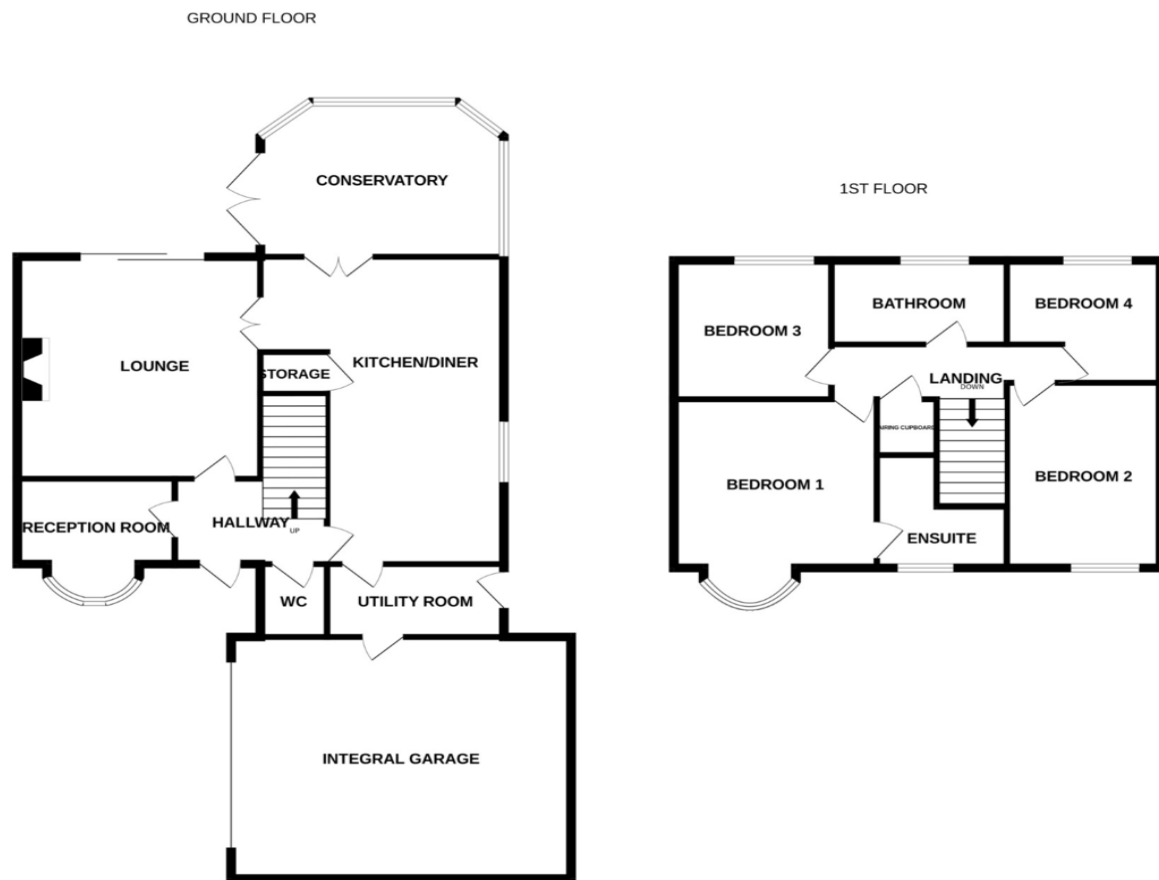
A modern en-suite comprising a freestanding shower enclosure, wash hand basin, low-level WC, heated towel rail and double glazed obscured window.

Bedroom Two

A spacious double bedroom benefiting from fitted wardrobes, double glazed window and radiator.

Measurements: 11'7" x 12'9" (3.53m x 3.89m)





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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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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