

2 Grove Avenue, Winsford, CW7 1TP

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A beautifully presented four-bedroom detached family home with an impressive orangery, mature landscaped gardens and integral garage, ideally located off Swanlow Lane.

LMS Property are delighted to bring to the market this impressive, Freehold, four-bedroom detached home, originally constructed by Bellway Homes in 2017 to their popular Fairhaven design.

Since its construction, the property has been further enhanced by the current owners, most notably with the addition of a superb orangery. The gardens have also matured beautifully over the intervening years, with established planting and shrubs creating an attractive and well-maintained outdoor space.

With its generous accommodation, additional living space, established gardens and range of improvements, this is an appealing family home which has been further enhanced since its original construction.

Viewing is highly recommended to appreciate the space, presentation and mature gardens on offer.

£374,950

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Summary

The generously proportioned accommodation is arranged over two floors.

The ground floor comprises an entrance hallway, spacious lounge, open-plan kitchen/diner, utility room, cloakroom, orangery and internal access to the garage. The open-plan kitchen/diner provides an excellent space for both everyday family life and entertaining, with a range of fitted units, integrated appliances and French doors opening onto the rear garden. The orangery provides a versatile additional reception room and is a particularly appealing enhancement to the original design.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fully tiled en-suite shower room, together with a family bathroom.

Externally, the property is approached via an extended driveway providing ample off-road parking and access to the integral garage.

To the rear is an established landscaped garden incorporating patio and lawn areas, mature planting and borders, together with the property's distinctive lower-level sunken entertaining area.

Room Descriptions

Entrance Hall:

A welcoming entrance to the property with a composite entrance door, wood-effect flooring and radiator.

The hallway provides access to the principal ground-floor accommodation, access to the integral garage and also benefits from useful and cleverly designed under-stairs storage.

Lounge: 4.98m x 3.53m (16'4" x 11'7")

A spacious and well-proportioned reception room with a feature bay window overlooking the front of the property. With fitted carpet, radiator and ceiling light point, this area provides a comfortable and versatile space for relaxing, watching television or entertaining.

Kitchen/Diner: 6.33m x 3.55m (20'9" x 11'8")

The generous kitchen/diner is designed as a true family hub, incorporating the fitted kitchen, dining area and a comfortable living area with space for a sofa and television. An impressive open-plan kitchen and dining space which forms a key part of the ground-floor accommodation.

The kitchen is fitted with a range of pale grey wall and floor cabinets with complementary work surfaces incorporating an inset stainless steel sink and drainer with mixer tap.

Integrated appliances include a stainless steel eye-level electric double oven and grill, fridge freezer and dishwasher, together with a stainless steel five-ring gas hob and extractor hood. The dining area provides excellent space for a family dining table, and even a further family living area, whilst uPVC double glazed French doors open into the added Orangery.

The room benefits from wood-effect flooring, radiator, ceiling light points and recessed spotlights.

Utility Room: 2.57m x 1.72m (8'5" x 5'8")

A practical and useful utility space with a double glazed door providing access to the rear.

The room has been further enhanced by the current owners with additional storage, making the space particularly useful for day-to-day family living.

There are fitted base units with work surface, splashback and inset stainless steel sink and drainer with mixer tap, together with plumbing and recess for a washing machine and recess for a condenser dryer.

The boiler is housed within a wall-mounted cupboard, with radiator, extractor fan and ceiling light point.

Cloakroom:

Fitted with a contemporary white suite comprising pedestal wash hand basin and WC.

The room has an obscure uPVC double glazed window to the side, wood-effect flooring, half-height wall tiling, built-in mirror, radiator, extractor fan and ceiling light point.

Orangery: 3.33m x 2.86m (10'11" x 9'5")

A valuable addition to the original accommodation.

The orangery provides a bright and versatile additional reception space and has become an excellent extension to the main living accommodation.

With its outlook over the established rear garden, the room offers flexibility for use as a family room, additional sitting room, dining space, home office or entertaining area.

Stairs & Landing:

The first-floor landing provides access to all four bedrooms and family bathroom along with loft access which includes lighting, is partially boarded and with a loft ladder for easy entrance. On the landing you'll also find an airing cupboard for storage along with the hot water tank.

Main Bedroom: 4.37m x 3.96m (14'4" x 13'0")

A particularly generous principal bedroom with excellent proportions and a feature arched uPVC double glazed window overlooking the front elevation.

There is ample space for a range of bedroom furniture and the property includes generous wardrobes, radiator and ceiling light point.

With a door leading to the en-suite.

En-Suite Shower Room:

The en-suite has been further enhanced by the current owners and is fully tiled, creating a smart and contemporary finish. There is an obscure uPVC double glazed window to the front elevation, chrome heated towel radiator, inset ceiling spotlights and extractor fan.

The suite comprises a generous double shower enclosure with glazed door, vanity unit incorporating wash hand basin and fitted mirror, together with WC.

Bedroom Two: 3.77m x 2.73m (12'4" x 8'11")

A good-sized second bedroom with uPVC double glazed window overlooking the front elevation, radiator and ceiling light point. The room includes generous wardrobes, and also provides ample space for bedroom furniture and is the perfect space for a comfortable guest bedroom

Bedroom Three: 3.58m x 2.67m (11'9" x 8'9")

A third double bedroom, overlooking the rear of the property through a uPVC double glazed window. The room benefits from radiator and ceiling light point.

Bedroom Four: 3.34m x 2.67m (10'11" x 8'9")

A further well-proportioned bedroom with uPVC double glazed window overlooking the rear elevation, radiator and ceiling light point. The room provides useful flexibility for family accommodation, guests, study or home working.

Family Bathroom: 2.69m x 1.69m (8'10" x 5'7")

A well-appointed family bathroom fitted with a white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin and WC. The bathroom features tiled walls, with the original specification including tiling to three walls and half-height tiling to the remaining walls.

There is an obscure uPVC double glazed window to the rear, chrome towel radiator, extractor fan, inset ceiling spotlights and vinyl flooring.

Front of the property:

The property is approached via an extended driveway providing ample off-road parking for upto six cars and extending around the front lawn before leading to the integral garage.

The garage benefits from an up-and-over door together with power and lighting.

Rear Garden:

The rear garden is one of the property's particularly attractive features and has matured considerably since the property was originally marketed.

The landscaped design incorporates areas of patio and lawn together with established borders, shrubs and planting, creating a mature and attractive setting around the property.

Steps lead down to the property’s distinctive sunken garden, which was designed as an outdoor entertaining and relaxation area.

The lower patio is paved with Indian stone and benefits from power and lighting, providing an excellent space for outdoor dining and entertaining during the warmer months and with covered storage to the side of the property.

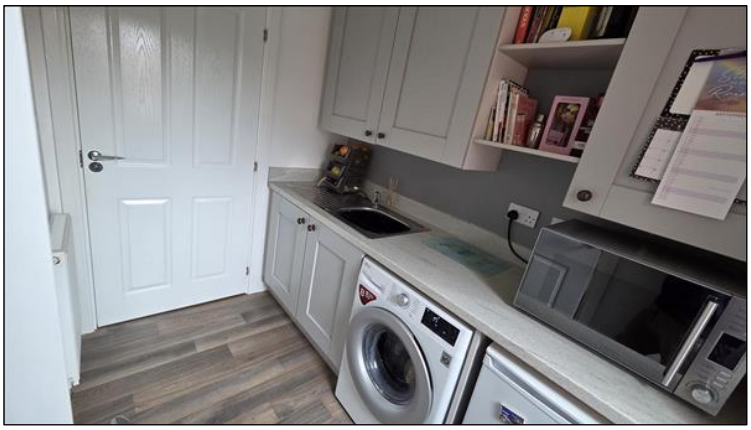
The additional years of growth have given the garden a more established character, with mature shrubs and planting providing greater definition and privacy than when the property was originally marketed.

* Annual Estate Management fee this year was £181.62










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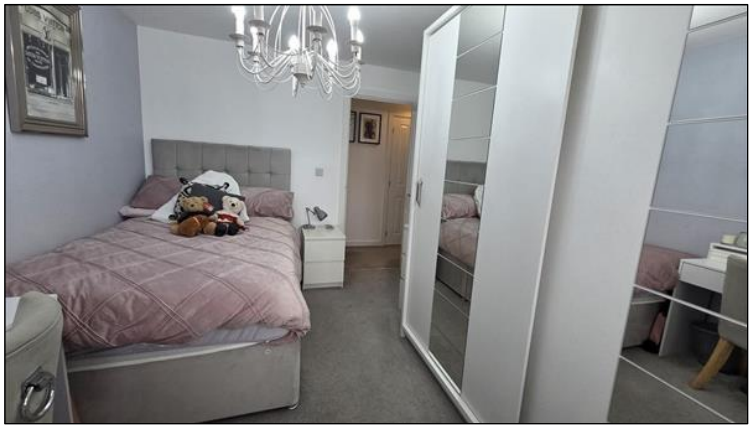









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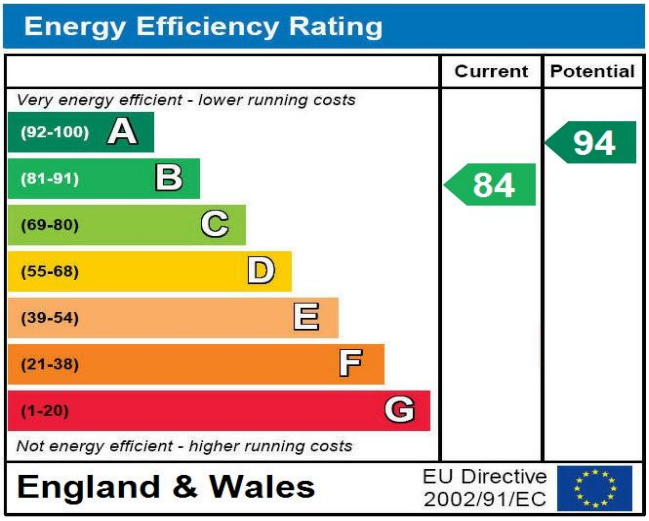






- Immaculately presented, Freehold, four-bedroom detached home
- Extended and enhanced by the current owners
- Generous open-plan kitchen/diner
- Integrated kitchen appliances
- Utility room with additional storage
- Spacious principal bedroom with fully tiled en-suite
- Integral garage
- Mature shrubs, planting and established borders
- Sunken Indian stone patio / entertaining area
- Large driveway providing ample parking

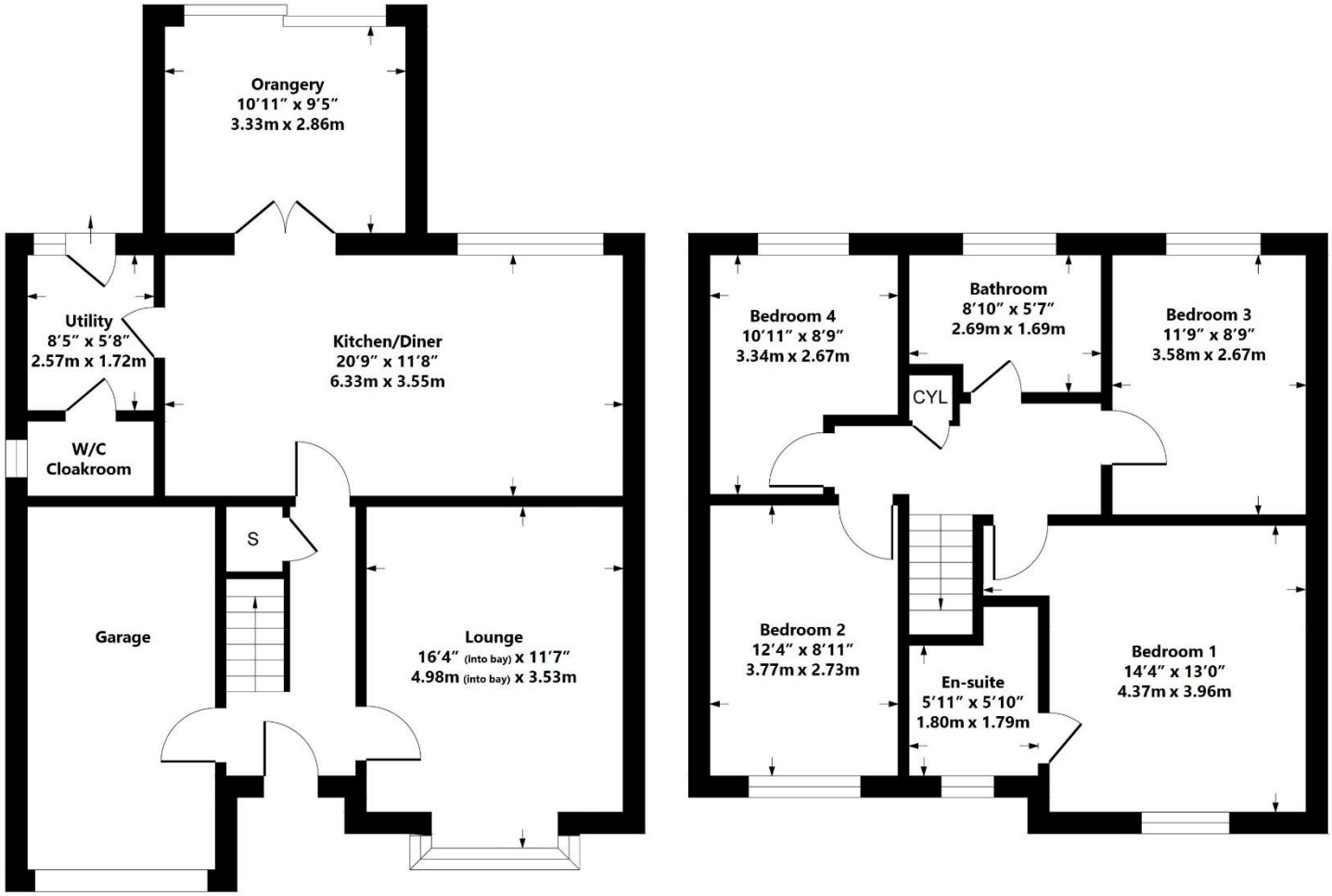
Energy Performance Certificate



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Floorplan

Approximate Gross Internal Area = 1429 sq ft – 133 sq m



Ground Floor First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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