

FREEHOLD



House - Detached

35 WAYSTEAD CLOSE, NORTHWICH, CW9 8NN

£550,000

FEATURES

- Ideal family home
- Generous 0.15 acre plot
- Four well proportioned bedrooms
- Immaculate garden
- Close proximity to highly rated Sir John Deane's College



ACOBAS

4 Bedroom House - Detached located in Northwich

The property is approached via a private driveway providing convenient off-road parking, while the attractive frontage and peaceful cul-de-sac setting create an immediate sense of privacy and exclusivity.

Upon entering the home, a welcoming porch leads through to a spacious lounge/dining room, creating a superb main living space that is both bright and versatile.

With its generous proportions, this room comfortably accommodates both seating and dining areas, making it ideal for everyday family life as well as entertaining guests. To the rear, the kitchen is well laid out with ample cabinetry, generous worktop space and views over the garden, while a separate utility area adds further practicality.

The kitchen also provides direct access to the conservatory, which offers an excellent additional reception space overlooking the rear garden.

A particularly useful feature of the ground floor is the additional room currently labelled as bedroom five on the floor plan. This flexible space could serve equally well as a home office, playroom, snug, guest bedroom or second sitting room depending on the buyer's requirements. The ground floor is further enhanced by a shower room and separate W/C, adding to the versatility of the accommodation. Upstairs, the property offers four well-proportioned bedrooms, making it an ideal choice for growing families. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath, wash basin and W/C.

Externally, the property enjoys one of its most impressive selling points — a notably large rear garden, as shown by the aerial photography. Mainly laid to lawn and bordered by mature trees, established planting and fencing, the garden provides an

excellent outdoor space for families, entertaining or simply enjoying the peaceful surroundings. In addition, the property benefits from a separate detached garden room, offering further flexibility as a home office, hobby room, studio or storage space.

Waystead Close enjoys a convenient location, offering easy access to a range of local amenities and transport links such as the A556 or Greenbank Railway Station which is one mile away.

The property is particularly well positioned for families seeking proximity to the highly regarded Sir John Deane's Sixth Form College, while Northwich town centre is also within easy reach, providing a wide range of shops, restaurants and leisure facilities.

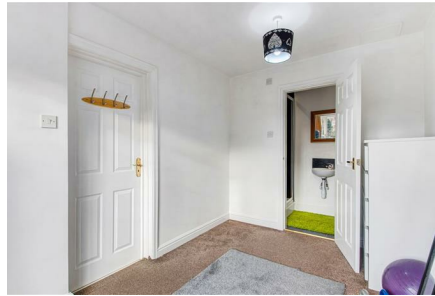
Combining generous internal accommodation, a substantial plot, flexible living spaces and a highly convenient setting, this attractive detached home presents an excellent opportunity for buyers seeking a well-balanced family property.



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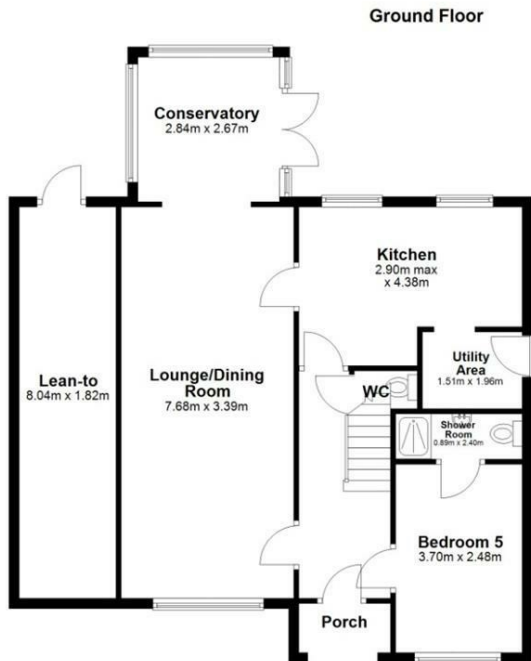
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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	74	78
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

