



Mayfair Drive, NORTHWICH CW9 8GF

welcome to

Mayfair Drive,NORTHWICH

Set at the end of a quiet cul-de-sac, this detached family home offers generous and flexible living space, stylish modern finishes and excellent access to local amenities, including schools, college, pubs, shops, a medical centre and dentist.



**Reception Hall
Cloakroom W.C****Living Room**

15' 5" x 12' 2" (4.70m x 3.71m)

The living room benefits from wooden shutter blinds, and carpeting, creating a comfortable and welcoming family space

Family/Study Room

11' 2" x 10' 8" (3.40m x 3.25m)

A spacious office/study provides excellent flexibility and could equally be used as a second living room. Currently arranged as a home office, it features attractive oak paneling. Offers a practical additional reception area.

Kitchen

14' 8" x 8' 10" (4.47m x 2.69m)

The recently refurbished kitchen/dining room and utility area have been finished to a high modern standard, with granite worktops, generous family space, an integrated dishwasher and wine fridge.

Utility Room

7' 6" x 6' 3" (2.29m x 1.91m)

Ornagery Family Room

15' 8" x 9' 6" (4.78m x 2.90m)

First Floor Landing**Master Bedroom**

16' 3" x 9' 8" (4.95m x 2.95m)

A superb feature of the home, with wooden shutter blinds, decorative wall paneling, useful above-stairs storage and a walk-in wardrobe.

En Suite Shower Room

6' 7" x 5' 9" (2.01m x 1.75m)

The private en-suite includes a shower cubicle, WC, wash basin and underfloor heating.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Well-proportioned double bedrooms, each with built-in wardrobes providing excellent storage. The rooms are finished in modern décor, with TV points available.

Bedroom Three

10' 2" x 8' 5" (3.10m x 2.57m)

Well-proportioned double bedrooms, each with built-in wardrobes providing excellent storage. The rooms are finished in modern décor, with TV points available.

Bedroom Four

11' 6" x 7' 8" (3.51m x 2.34m)

Well-proportioned double bedrooms, each with built-in wardrobes providing excellent storage. The rooms are finished in modern décor.

Family Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

Externally

Externally, the property offers a generous landscaped garden designed for low-maintenance living, featuring larch fencing, artificial grass and a fantastic outdoor entertaining area with lighting and electric points. There is also an additional patio area, two storage sheds and access to both sides of the house. The large out-building is ideal for entertaining, currently used as a bar and games room, it will be ideal for a number of uses including a home office, workshop, hobby room and much more, with further storage rooms to the side.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mayfair Drive, NORTHWICH

- Beautifully presented four-bedroom detached family home
- Principal bedroom with walk-in wardrobe, en-suite and underfloor heating
- Immaculately maintained and stylishly finished throughout
- Landscaped driveway with parking for up to six vehicles plus integral garage
- Stunning low-maintenance landscaped gardens with outdoor entertaining space

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT108327 - 0014

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