



30 Hubert Drive, Middlewich, Cheshire, CW10 0AB
£280,000

Situated at the end of a quiet cul-de-sac, this spacious three bedroom family home has been improved by the current owners and offers versatile accommodation throughout. The property features a generous lounge with bay window, separate family room, utility room, downstairs WC and an impressive kitchen/diner with breakfast bar and patio doors opening onto the garden. Upstairs are three bedrooms, a modern four-piece family bathroom and access to a fully boarded loft with skylight. Externally, there is ample off-road parking, a detached garage and a generous west-facing rear garden with patio and lawn. Further benefits include a plug-in solar system with battery storage. Ideally positioned within walking distance of local schools and the town centre, this is an excellent family home offering both space and convenience.

Accommodation

Entrance Porch

Providing access into the entrance hall.

Entrance Hall

A welcoming entrance providing access to the lounge, family room and utility area, with stairs rising to the first floor. A useful downstairs WC is conveniently positioned beneath the stairs.

WC – 7'2" x 3'1" (2.18m x 0.93m)

Fitted with a low-level WC, radiator, tiled walls and an opaque window to the side elevation.

Lounge – 14'4" x 10'8" (4.36m x 3.25m)

A well-proportioned reception room featuring a double-glazed bay window to the front elevation, allowing plenty of natural light to fill the room. The lounge also benefits from a radiator and access leading through to the family room.

Family Room – 10'8" x 8'10" (3.25m x 2.70m)

A well-presented additional reception room offering space for comfortable seating and providing a versatile area for relaxing or spending time with family. The room also offers access through towards the kitchen/dining area.

Kitchen/Dining Room – 18'0" x 10'3" (5.48m x 3.11m)

A spacious and updated kitchen/diner, improved by the current owners and fitted with a range of base and wall units, complementary work surfaces and a breakfast bar. Integrated appliances include a dishwasher, oven, microwave, hob and extractor fan.

Two uPVC skylights enhance the natural light, while a rear-facing uPVC window and double uPVC patio doors provide views and direct access to the garden. There is also access to the utility area.

Utility Room – 7'4" x 7'2" (2.23m x 2.19m)

Providing additional practical space, the utility room benefits from a range of base units, sink, plumbing for a washing machine and provision for shelving and storage. Doors provide convenient access to the kitchen and entrance hall.

First Floor

Landing

Providing access to all three bedrooms and the family bathroom, with a uPVC window to the side elevation allowing natural light. A loft access ladder leads to a fully boarded loft space featuring a skylight, offering useful additional storage and potential for a hobby or home-working area, subject to suitability.

Bedroom One – 14'0" x 11'2" (4.25m x 3.40m)

A generously proportioned principal bedroom featuring a radiator and attractive bay window to the front elevation.

Bedroom Two – 12'1" x 9'8" (3.69m x 2.95m)

A good-sized second bedroom with a radiator and window overlooking the rear elevation.

Bedroom Three – 7'4" x 6'10" (2.25m x 2.09m)

A single bedroom featuring a radiator and window to the front elevation, also offering potential for use as a nursery or home office.

Bathroom – 8'4" x 6'5" (2.54m x 1.95m)

A modern and well-presented bathroom fitted with a panelled bath, separate curved shower enclosure with wall-mounted shower, low-level WC and vanity unit incorporating a wash hand basin. Further benefits include stylish tiling, a heated towel rail and frosted double-glazed window to the rear elevation.

External

Front

Occupying a generous plot at the end of a quiet cul-de-sac, the property benefits from a driveway providing ample off-road parking, with gates leading to the detached garage and rear garden.

Rear Garden

The west-facing rear garden offers a generous outdoor space, with a paved patio ideal for outdoor dining and entertaining, leading to a lawned section with well-stocked borders.

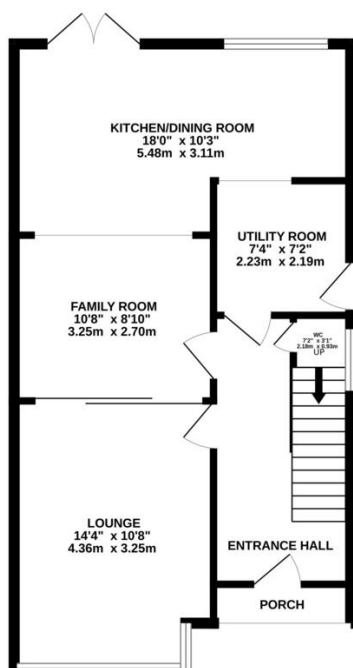
The garden can be accessed via the kitchen's patio doors and utility area. To the rear of the garden, a discreet access point leads to an additional storage area, providing useful space for garden equipment and other belongings. The detached garage and adjoining paved area offer further practical storage and potential uses.

Additional Features

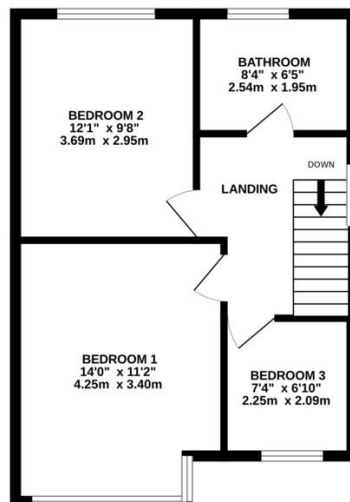
The property benefits from a plug-in solar system with battery storage, offering the potential to make use of generated electricity. The system is understood to work alongside the property's electricity usage, with the battery managed via an associated app.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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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