



11 Ellingham Way, Kingsmead, Northwich, Cheshire, CW9 8UF
£430,000

This spacious four-bedroom detached family home is tucked away in a quiet cul-de-sac on the highly sought-after Kingsmead development. Ideally positioned within walking distance of local schools, shops and everyday amenities, the property also enjoys easy access to scenic walks along the River Weaver. Offering generous and versatile accommodation throughout, with the accommodation briefly comprising an inviting entrance hall, spacious lounge, separate dining room, breakfast kitchen, conservatory, study and ground floor cloakroom/WC. To the first floor, the principal bedroom features fitted wardrobes and an en-suite shower room, whilst bedroom two also benefits from fitted wardrobes. There are two further well-proportioned bedrooms and a family bathroom. Externally, the property is approached via a driveway providing off-road parking and leading to an integral garage with internal access. To the front is a lawned garden, whilst the enclosed rear garden enjoys both hedged and fenced boundaries.

Accommodation

ENTRANCE HALL Accessed via the entrance door to the front elevation, doors lead to the lounge, kitchen and guest WC, stairs rise to the first floor.

LOUNGE 11' 7" x 19' 7" (3.53m x 5.97m)

With a box bay double glazed window to the front elevation, feature fireplace, laminate flooring, two radiators, double doors leading the dining room.

DINING ROOM 11' 8" x 9' 4" (3.56m x 2.84m)

With double glazed patio doors that lead to the conservatory, laminate flooring, wall mounted radiator and a door leads to kitchen.

KITCHEN/DINER 10' 5" x 18' 3" (3.18m x 5.56m)

Fitted with a range of wall and base units incorporating a 5 ring gas hob with oven below and stainless steel extractor hood over, one and a half bowl sink with mixer tap, space and plumbing for dishwasher and washing machine, radiator, storage cupboard under stairs, part tiled walls, laminate flooring, uPVC double glazed window to the rear elevation, composite door with opaque glass panel to the rear elevation.

STUDY 11' 7" x 8' 2" (3.53m x 2.49m)

With a double glazed window to the rear elevation, a door leads to the garden, laminate flooring, radiator, internal door into garage.

CONSERVATORY 8' 2" x 18' 6" (2.49m x 5.64m)

Built on a dwarf wall, tiled flooring and doors lead to the garden.

WC

Comprising low-level WC, pedestal wash hand basin, radiator, double-glazed opaque glass window to the front elevation.

LANDING

Loft access and cupboard houses water tank, doors to the bedrooms and bathroom.

BEDROOM ONE 12' 1" x 12' 1" (3.68m x 3.68m)

With a double glazed window to the front elevation, fitted wardrobes, radiator. A door leads to the en-suite.

EN-SUITE

Comprising of low level WC, pedestal wash hand basin, radiator, uPVC double glazed opaque window to the front elevation.

BEDROOM TWO 11' 2" x 9' 1" (3.4m x 2.77m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.

BEDROOM THREE 12' 1" x 11' 5" (3.68m x 3.48m)

With double glazed window to the rear elevation, eaves storage, radiator.

BEDROOM FOUR 8' 6" x 6' 1" (2.59m x 1.85m)

With double glazed window to the rear elevation, radiator.

BATHROOM

Comprising low-level WC, wash hand basin in vanity unit, panelled bath, skylight to ceiling, laminate flooring, radiator.

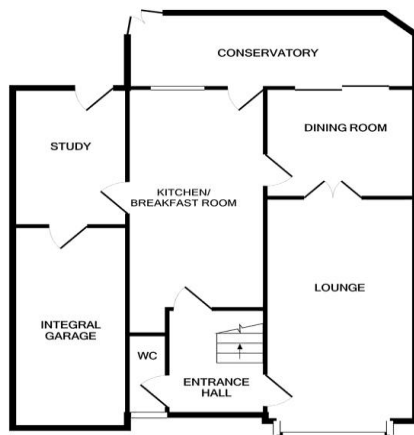
EXTERNALLY

Externally the property is approached via a driveway leading to a an integral garage with internal access and has a lawned front garden whilst to the rear is an enclosed garden with hedged and fenced borders, feature patio.

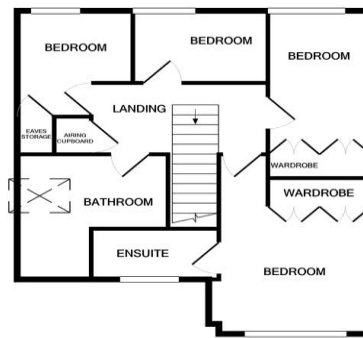
GARAGE 17' x 8' (5.18m x 2.44m)

With an up and over door, power and lighting, wall mounted boiler.





GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1580 SQ.FT. (146.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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