



***1 Foxglove Way, Rudheath, Northwich, Cheshire, CW9 7XS***  
***£425,000 – No onward chain - Freehold***

*Formerly the show home, this stunning four-bedroom detached property, is offered for sale with no onward chain, this exceptional home presents an ideal purchase for a growing family, providing easy access to local amenities and excellent commuter routes. The property briefly comprises a welcoming entrance hall, spacious lounge, and a modern breakfast kitchen with utility area, along with a convenient guest WC to the ground floor. To the first floor, the impressive main bedroom benefits from walk in wardrobe and a stylish en-suite. The guest bedroom also features a fitted wardrobe and its own en-suite, complemented by two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property is approached via a double driveway leading to an integral garage, EV point. To the rear, there is a generous south facing enclosed garden, mainly laid to lawn, with a patio area, raised bed, and well stocked borders, perfect for outdoor entertaining and family enjoyment. This beautifully presented home truly stands out from the crowd-you'll be the envy of all your friends. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.*

# Accommodation

## ENTRANCE HALL

*Accessed via the entrance, laminate flooring, wall mounted radiator, understairs storage cupboard, doors lead to the lounge, kitchen area and guest WC and stairs rise to the first floor.*

## LOUNGE 11' 5" x 16' 7" (3.49m x 5.06m)

*With a double glazed bay window to the front elevation, wall mounted radiator, feature fireplace.*

## KITCHEN/DINER AND FAMILY AREA 12' 10" x 26' 10" (3.92m x 8.19m)

*With two glazed windows to the rear elevation and French doors which lead to the garden. Truly the hub of the home and a fantastic area for entertaining. The kitchen is fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap.*

*Integrated double oven and five ring gas hob, integrated dish washer and fridge freezer, feature breakfast bar. A useful utility area houses the washing machine and dryer and provides additional storage. A door leads to the side elevation. Space for table and chairs, inset spot lighting and wall mounted radiator.*

## GUEST WC

*Fitted with a suite comprising low level WC and hand wash basin, inset spot lighting and wall mounted radiator.*

## LANDING

*Loft access, cupboard housing water tank and a further cupboard providing storage.*

## BEDROOM ONE 11' 5" x 13' 4" (3.49m x 4.08m)

*With a double glazed window to the front elevation, wall mounted radiator. What every woman wants! A walk in wardrobe providing hanging and storage space. Over stairs cupboard provides further storage. A door leads to the ensuite.*

## ENSUITE

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and handwash basin, both encased in a vanity unit. Shower cubicle and shower, part tiled walls, inset spot lighting, extraction and wall mounted radiator.*

## BEDROOM TWO 8' 10" x 17' 3" (2.70m x 5.28 maxm)

*With a double glazed window to the front elevation and wall mounted radiator, wardrobe providing hanging and storage space, a door leads to the en-suite.*

## ENSUITE

*With a double glazed opaque window to the side elevation, fitted with a suite comprising low level WC and handwash basin encased in a vanity unit, shower cubicle and shower, part tiled walls, wall mounted radiator.*

## BEDROOM THREE 9' 5" x 14' 0" (2.88m x 4.27 max)

*With a double glazed window to the rear elevation and wall mounted radiator.*

## BEDROOM FOUR 7' 6" x 8' 10" (2.31m x 2.70m)

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *FAMILY BATHROOM*

*With an opaque double glazed window to the rear elevation. Fitted with a suite comprising low level WC and handwash basin encased in a vanity unit, panelled bath with shower over, tiled walls and wall mounted radiator.*

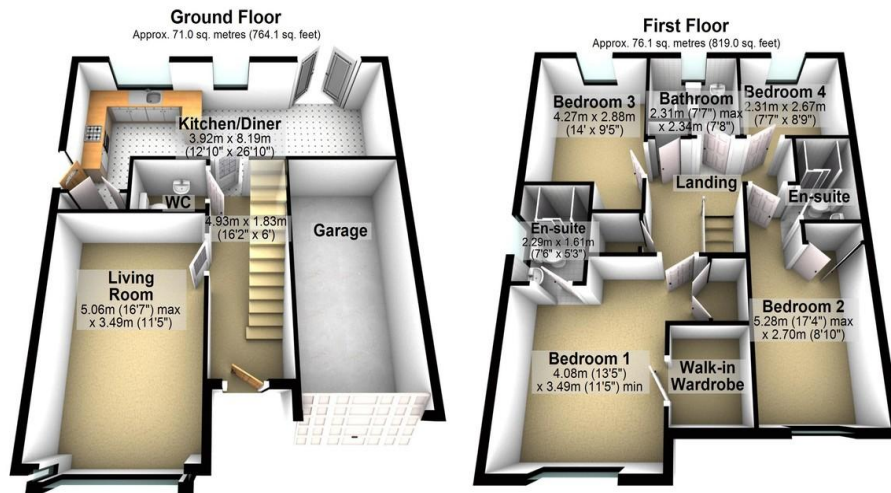
### *GARAGE 16' 4" x 8' 3" (4.98m x 2.54m)*

*With an electric door, power and lighting, wall mounted boiler.*

### *EXTERNALLY*

*To the front is a driveway providing off road parking and laid to lawn. EV charger. To the rear is a generous South facing stunning garden which has been nurtured by the current Owner. Laid to lawn with well stocked raised bed and low level borders, patio area and side access gate. A perfect setting for summer barbecues.*





Total area: approx. 147.1 sq. metres (1583.2 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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