





## 248 London Road

Northwich, Northwich

Spacious detached house near Northwich Town Centre with five bedrooms, three bathrooms, open plan living, annexe, landscaped south-facing garden, external office, and parking for three cars.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached & Extended Family Home
- Five Bedrooms
- External Office Space
- Landscaped Rear Garden
- Open Plan Lounge & Kitchen Diner
- Self-Contained Annex
- Driveway parking with EV charging
- Over 2000 Square Feet

### Heading into the Home

Stepping into 248 London Road, you are welcomed by a bright and inviting entrance hallway that immediately sets the tone for the space and versatility this home offers. The hallway provides access to the main living areas and creates a warm first impression, ideal for busy family life or welcoming guests.

### Snug/Reading Room

Located just off the hallway is a cosy snug or reading room, perfect for quieter moments away from the main living areas. This versatile space works equally well as a playroom, TV room or peaceful retreat, offering flexibility to suit a variety of lifestyles.

### **Open Plan Family Living & Dining**

The heart of the home is the impressive open-plan family living and dining space. Designed with entertaining and everyday living in mind, this generous area provides ample room for both relaxation and hosting, with a layout that flows effortlessly and encourages family connection throughout the year.

### **Kitchen & Utility**

Supporting the main living space is a practical utility area, offering additional storage and keeping everyday appliances neatly tucked away. This functional layout ensures the home remains clutter-free while catering perfectly to modern family needs.

### **Home Office & Ground Floor Bathroom**

The ground floor also benefits from a dedicated office space, ideal for those working from home or requiring a quiet study area. An additional bathroom on this level adds further convenience for family life and visiting guests.

### **Annex Wing Bedrooms**

A standout feature of the property is the annex wing, which houses a private bedroom. This self-contained-feeling space is ideal for guests, older children or multi-generational living, providing privacy while remaining connected to the main home.

### **First Floor Bedrooms**

To the first floor are four further well-proportioned bedrooms, each offering comfortable and flexible accommodation. The principal bedroom enjoys the benefit of its own en-suite bathroom, while the remaining rooms are served by a stylish family bathroom that also incorporates a dressing area. There is loft access in the dressing area which is 50% boarded out which is easily accessed via a ladder and lighting.

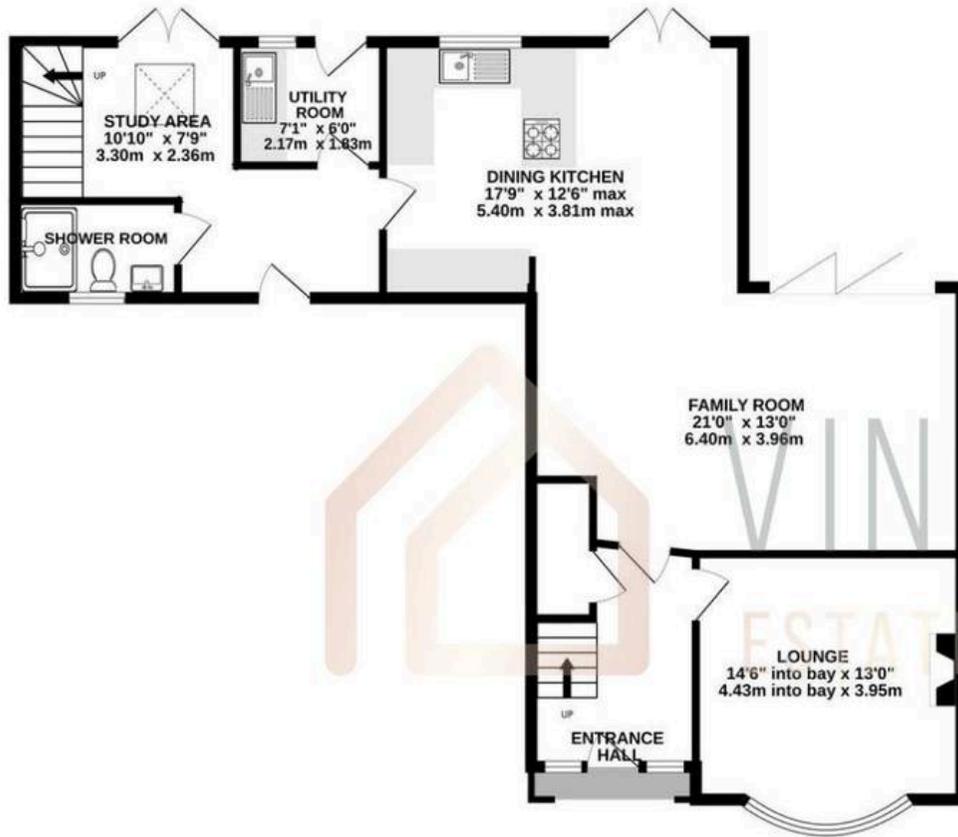
### **Bathrooms**

With three bathrooms in total, the home is perfectly suited to larger families, ensuring both convenience and privacy. Each bathroom is well-appointed and thoughtfully positioned throughout the property.

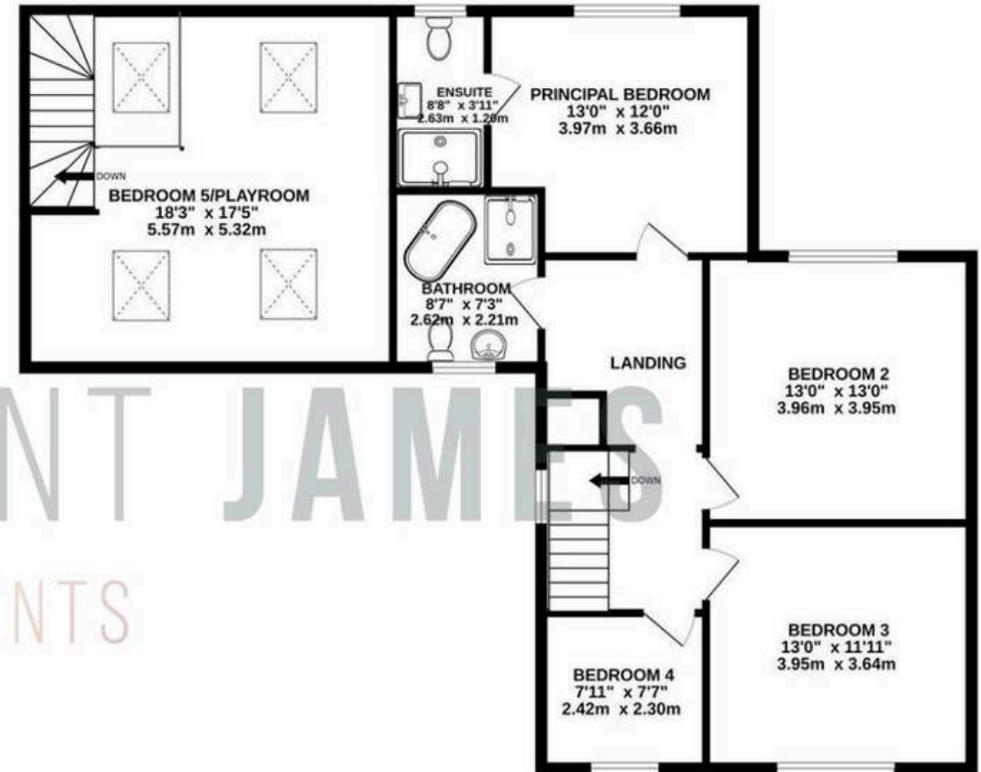




**GROUND FLOOR**  
951 sq.ft. (88.3 sq.m.) approx.



**1ST FLOOR**  
1084 sq.ft. (100.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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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