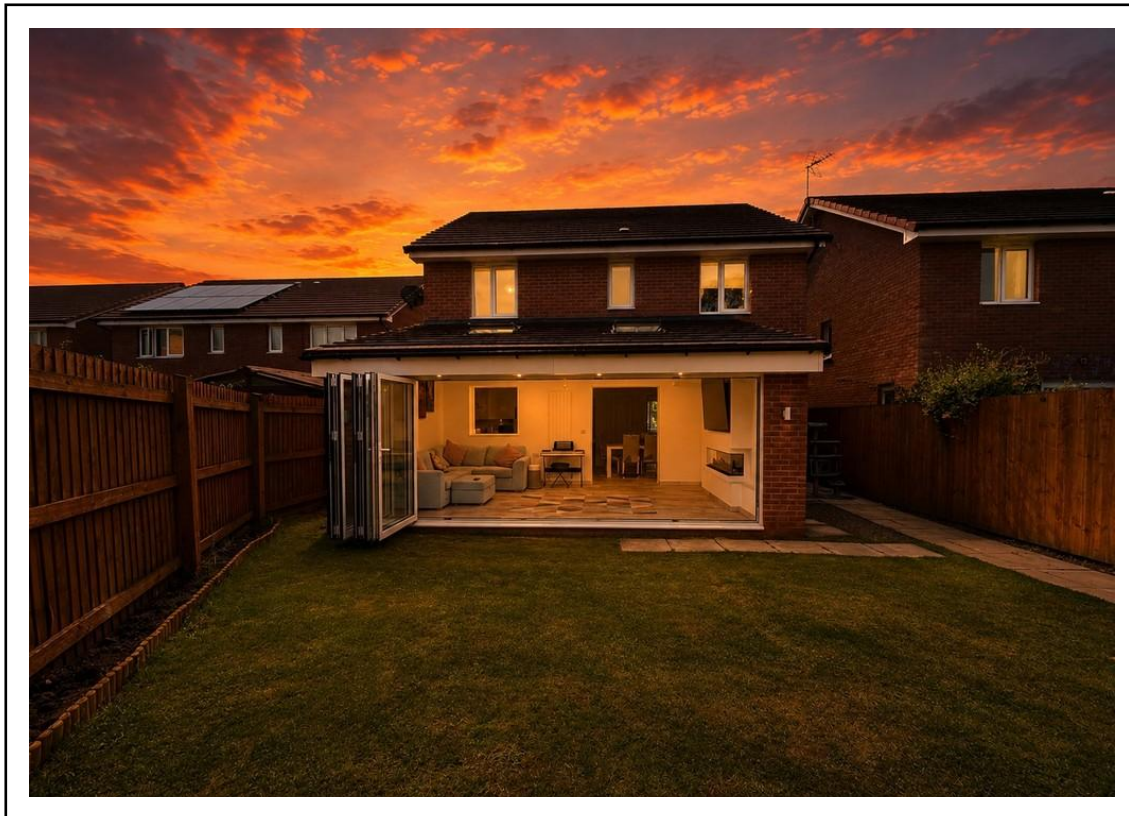




44 Foxglove Way, Rudheath, Northwich, Cheshire, CW9 7XS

£400,000

Situated within a small, quiet and highly sought-after modern development on the outskirts of Northwich, this beautifully extended four-bedroom detached family home offers stylish, spacious and versatile accommodation throughout. The standout feature is the stunning open-plan kitchen/dining room, fitted with integrated appliances and a breakfast bar, flowing seamlessly into a spectacular orangery/family room with a bespoke media wall, roof skylights and bi-folding doors to the rear garden. Further benefits include a spacious lounge, versatile second reception room, utility room, two en-suite bedrooms, a contemporary family bathroom, driveway parking and an enclosed rear garden. Ideally positioned close to excellent schools, local amenities, rail links and picturesque canal-side and countryside walks, this is an exceptional family home in a peaceful yet convenient location.

Accommodation

The development enjoys a peaceful setting with minimal passing traffic, making it particularly appealing to families whilst remaining conveniently positioned for excellent local amenities, highly regarded primary and secondary schools, rail links and picturesque canal-side and countryside walks.

The heart of the home is the impressive open-plan Kitchen/Dining Room, beautifully fitted with a range of contemporary wall and base units incorporating an integrated gas hob, double oven, fridge freezer and dishwasher. A breakfast bar provides additional seating and the space opens seamlessly into the stunning Orangery/Family Room, creating a superb area for everyday family life and entertaining. Featuring a bespoke media wall and full-width bi-folding doors overlooking the rear garden, this impressive extension is flooded with natural light.

The ground floor further benefits from a spacious Lounge, providing a comfortable space to relax, together with a versatile Second Reception Room which would make an ideal home office, playroom or snug. Completing the ground floor is a practical Utility Room with plumbing for both a washing machine and tumble dryer with an added downstairs w/c.

To the first floor, the generous Main Bedroom enjoys built-in wardrobes together with a stylish en-suite shower room. Bedroom Two also benefits from built-in wardrobes and its own en-suite shower room, making it ideal for guests or older children. Bedrooms Three and Four are both well-proportioned and are served by the contemporary family bathroom.

Externally, the property enjoys a driveway providing off-road parking to the front, while the enclosed rear garden has been attractively maintained to create a private outdoor space ideal for relaxing, family enjoyment and entertaining.

Entrance Hall

Providing access to the principal ground floor accommodation with stairs rising to the first floor.

Lounge – 17'2" x 12'1" (max)

A spacious and welcoming principal reception room offering an excellent space to relax, with ample room for a range of lounge furniture. Double glazed window to the front elevation and radiator.

Second Reception Room – 15'6" x 8'3" (max)

A versatile reception room ideal as a home office, playroom, snug or formal dining room. Double glazed window to the front elevation and radiator.

Kitchen/Dining Room – 19'2" x 11'5" (max)

Fitted with a comprehensive range of modern wall and base units incorporating an integrated gas hob, double oven, fridge freezer and dishwasher. A breakfast bar provides additional seating while the dining area comfortably accommodates a family dining table. Open plan into the orangery. Radiator.

Orangery/Family Room – 19'2" x 10'7" (max)

A stunning extension featuring a bespoke media wall and full-width double glazed bi-folding doors opening onto the rear garden, together with two double glazed roof skylights which flood the room with natural light, creating a superb entertaining and family space. Radiator.

Utility Room – 5'4" x 4'7" (max)

Fitted with plumbing for a washing machine and tumble dryer together with additional storage space.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One – 14'4" x 11'6" (max)

A spacious main bedroom with built-in wardrobes and a modern en-suite shower room. Double glazed window to the front elevation and radiator.

En-Suite Shower Room

Fitted with a contemporary suite comprising a shower enclosure, wash hand basin and WC. Double glazed frosted window to the front elevation and heated towel radiator.

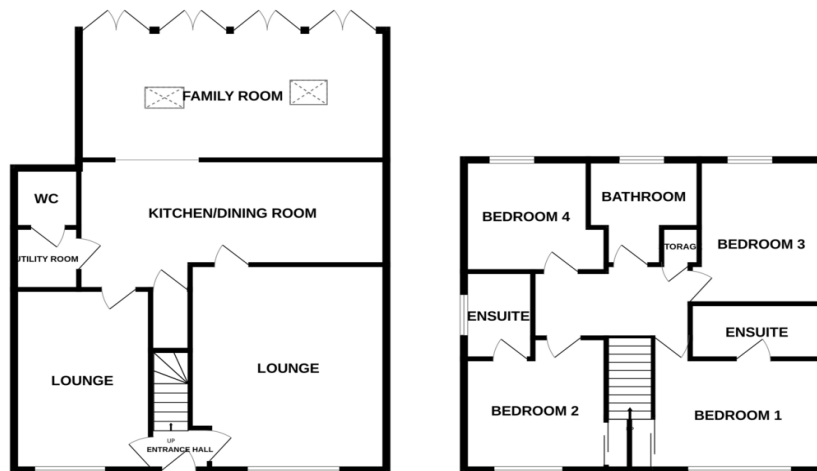
Bedroom Two – 14'2" x 8'7" (max)

A generous double bedroom with built-in wardrobes and its own en-suite shower room. Double glazed window to the rear elevation and radiator.

En-Suite Shower Room

Fitted with a contemporary suite comprising a shower enclosure, wash hand basin and WC. Double

GROUND FLOOR



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 misstatement. 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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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.

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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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