



***11 Mulberry Close, Rudheath, Northwich, CW9 7XT***

***£450,000 – No onward chain***

*Are you searching for a beautifully presented family home, offered for sale with no onward chain? Situated in an ideal location, this executive detached property, built to the sought-after Hampshire design, offers spacious and versatile living accommodation throughout. Upon entering, you are welcomed by a bright and inviting entrance hall leading to a cosy lounge, a spacious kitchen diner perfect for family living and entertaining, and a convenient guest WC to the ground floor. Upstairs, the property boasts four well-proportioned bedrooms. Bedrooms one and two benefit from their own en-suite facilities, alongside a modern family bathroom serving the remaining bedrooms. Externally, the driveway has been widened to provide ample off-road parking and leads to the garage. To the rear, you'll find a fully enclosed garden, mainly laid to lawn with a patio area—ideal for outdoor dining and relaxation. The property also benefits from solar panels. Viewing is essential to fully appreciate.*

## Accommodation

### *ENTRANCE HALL*

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

### *LOUNGE 16' 7" x 11' 5" (5.05m x 3.48m)*

*With a double glazed bay window to the front elevation, wall mounted air filter unit.*

### *KITCHEN/DINER/FAMILY ROOM 26' 10" x 10' 9" (8.18m x 3.28m)*

*With double glazed windows to the rear over looking the garden and double glazed French doors which lead to the garden. A door leads to the side. A superb area for entertaining. The kitchen is fitted with a range of base and wall units with Quartz work surface over incorporating a one and a half sink unit and mixer tap. Integrated oven and four ring gas hob, microwave and dishwasher. A fantastic utility which provides space and plumbing for washing machine and dryer and has ample storage space. The family area has space for table and chairs.*

### *GUEST WC*

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

### *LANDING*

*Loft access, cupboard housing water tank and doors lead to the bedrooms and family bathroom.*

### *BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m)*

*With a double bay window to the front elevation, wall mounted radiator. A fantastic walk in wardrobe providing hanging and storage space and a further cupboard providing storage space, a door leads to the en-suite.*

### *EN-SUITE 7' 7" x 5' 7" (2.31m x 1.7m)*

*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, towel rail.*

### *BEDROOM TWO 11' 1" x 8' 1" (3.38m x 2.46m)*

*With a double glazed window to the front elevation and wall mounted radiator, wall mounted air filter unit, 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, towel rail.*

### *BEDROOM THREE 10' 1" x 9' 5" (3.07m x 2.87m)*

*With a double glazed window to the rear elevation and wall mounted radiator. Fitted wardrobes provide hanging and storage space.*

***BEDROOM FOUR 8' 1" x 7' 7" (2.46m x 2.31m)***

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

***FAMILY BATHROOM***

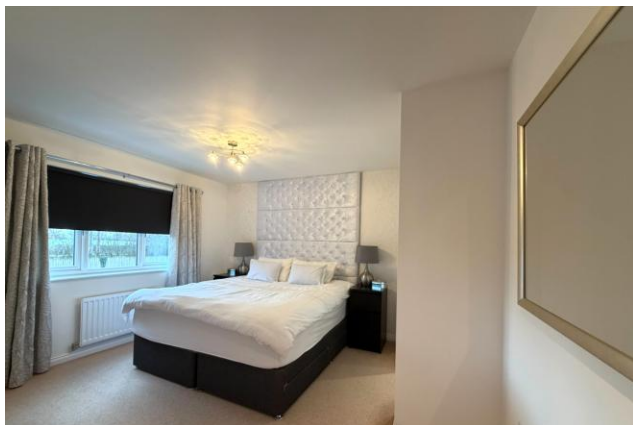
*With an opaque double glazed window to the rear elevation. Fitted with a suite comprising low level WC and handwash basin encased in a vanity unit, panelled bath, part tiled walls and chrome towel rail.*

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

*Fitted with an electric door, wall mounted Worcester boiler, power and lighting and Givenergy convertor and battery.*

***EXTERNALLY***

*The driveway has been extended to provide ample off road parking and side access to the rear garden. The garden is laid to lawn with patio area, ideal for alfresco dining and well established shrubs*





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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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.

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