



# 9 St. Georges Way

Northwich, Northwich

- Four Bedroom Detached Family Home On A Popular Development
- Entrance Hall, Lounge, Open Plan Living Kitchen Dining Room, Conservatory & Integral Garage On Ground Floor
- Landing, Four Double Bedrooms, En-Suite Shower Room & Bathroom On The First Floor
- Mature Rear Garden and Block Paved Driveway To Front

This impressive four bedroom detached family home is situated within a highly sought-after development, offering spacious and versatile accommodation ideally suited to modern family living.

Upon entering, you are welcomed by a generous entrance hall that leads to a comfortable lounge, perfect for relaxing or entertaining guests. The ground floor has been thoughtfully extended and reconfigured at the rear to create a stunning open plan living kitchen dining room, featuring a well equipped kitchen with integrated appliances, ample space for dining, and a day lounge area. Bi-folding doors seamlessly connect this space to the conservatory, providing an abundance of natural light and a flexible layout for family gatherings or quiet evenings. The integral garage offers additional convenience and storage options.

Upstairs, the spacious landing gives access to four double bedrooms, three of which benefit from built-in wardrobes, offering excellent storage solutions. The principal bedroom enjoys the luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

There is a mature rear garden with patio and lawn areas and the property also features a block paved driveway to the front, providing ample off-road parking.

Located just a short stroll from Kingsmead local centre, residents will appreciate the excellent selection of shops and facilities nearby making day-to-day living exceptionally convenient.



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The property is situated on the popular Kingsmead development. Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. Two railways serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich station. The nearby A556 easily facilitates access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

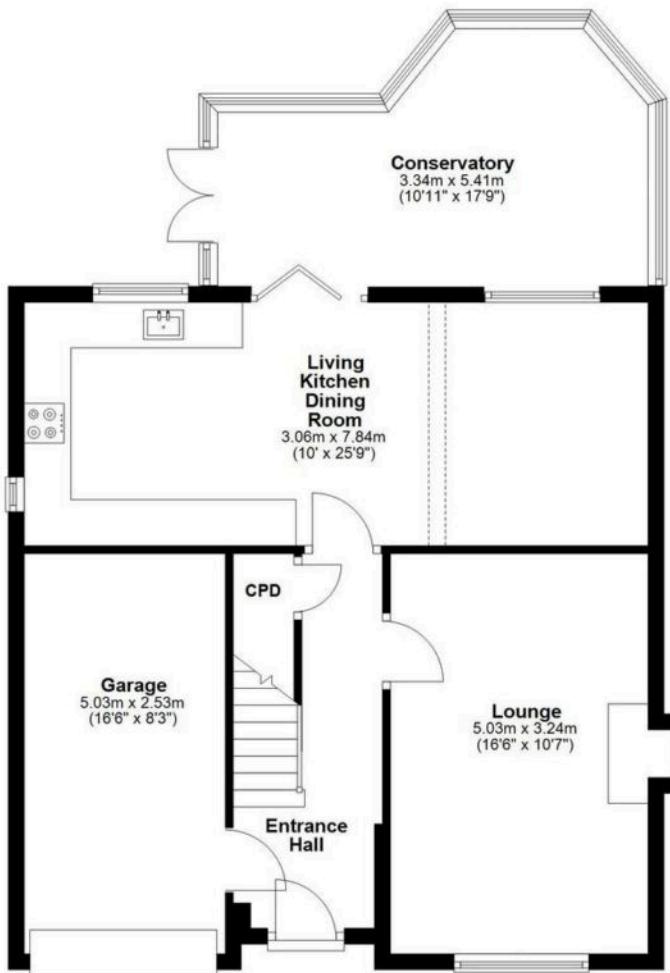
EPC Environmental Impact Rating: E

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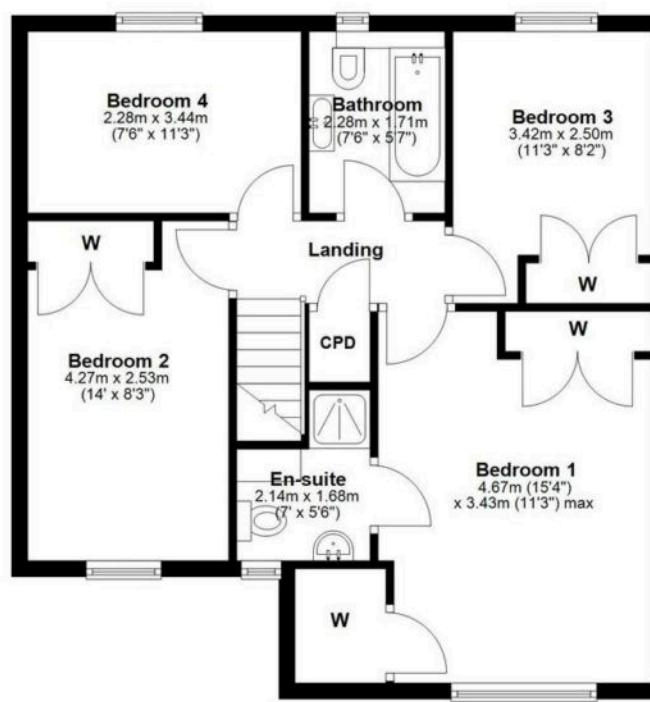
### Ground Floor

Approx. 79.0 sq. metres (850.2 sq. feet)



### First Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 138.0 sq. metres (1485.1 sq. feet)



## Williams Estates

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