



**Wyche Close, Rudheath Northwich CW9 7TY**

**welcome to**

**Wyche Close, Rudheath Northwich**

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME WITH OPEN PLAN KITCHEN/ DINER FAMILY ROOM IN A HIGHLY SOUGHT AFTER LOCATION!



### **Entrance Hall**

Entrance door, stairs to first floor and radiator

### **Downstairs Wc**

Low level WC , hand wash basin and feature double glazed to front aspect

### **Study**

10' 3" x 7' 3" ( 3.12m x 2.21m )

Double glazed window to front aspect and radiator

### **Lounge**

16' 2" max x 11' 2" ( 4.93m max x 3.40m )

Double glazed bay window to front aspect, laminate flooring and radiator

### **Family Room/ Dining Area**

17' 4" max x 9' ( 5.28m max x 2.74m )

Bi folding doors leading to covered patio area.

Additional floor to ceiling window to rear aspect.

Open plan to kitchen area

### **Kitchen**

12' 6" x 9' ( 3.81m x 2.74m )

Range of fitted wall and base units with contrasting work surfaces over, double oven, hob, breakfast bar area, sink and drainer, integrated fridge/ freezer and dishwasher. Open plan to family room/ dining area and conservatory

### **Conservatory**

9' 7" x 8' 8" ( 2.92m x 2.64m )

Brick built and double glazed construction with double doors leading to rear garden. Open plan to kitchen area

### **Utility Room**

8' 7" x 8' 5" ( 2.62m x 2.57m )

Plumbing for washing machine and door leading to rear aspect

### **Bedroom One**

12' 3" x 11' 1" ( 3.73m x 3.38m )

Double glazed window to front aspect and radiator

### **Wet Room**

Walk in shower, low level WC, hand wash basin, heated towel rail, fully tiled and double glazed window to side aspect

### **Bedroom Two**

11' 2" x 10' 1" ( 3.40m x 3.07m )

Double glazed window to rear aspect and radiator

### **Bedroom Three**

9' 1" x 7' 6" ( 2.77m x 2.29m )

Double glazed window to rear aspect and radiator

### **Bedroom Four**

10' 4" x 7' 5" ( 3.15m x 2.26m )

Double glazed window to front aspect, fitted wardrobes and radiator

### **Bathroom**

Bath with shower over, low level WC, hand wash basin. part tiled walls, double glazed frosted window to rear aspect

### **External**

Garage 8'5 ft x 7'6 ft. with power, light and up and over door. Additional driveway parking for several vehicles. Large south facing private rear garden which is laid to lawn with large covered patio seating area, additional patio seating area, shed and gated side access



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## Wyche Close, Rudheath Northwich

- Four Bedroom Detached Family Home
- Open Plan Family Room/ Kitchen/ Diner/ Conservatory
- Large South Facing Garden
- No Upward Chain
- Council Tax Band

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£395,000**



Please note the marker reflects the postcode not the actual property

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