



# ROYAL FOX

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- **Luxurious, Bespoke Family Home**
- **4 Large Double Bedrooms**
- **Built 2019**
- **Ground & First Floor Suites**
- **Impressive & Immaculate Living Kitchen**
- **Private, Gated Residence**
- **Driveway & Double Garage**
- **Underfloor Heating**
- **Enclosed Rear Garden**



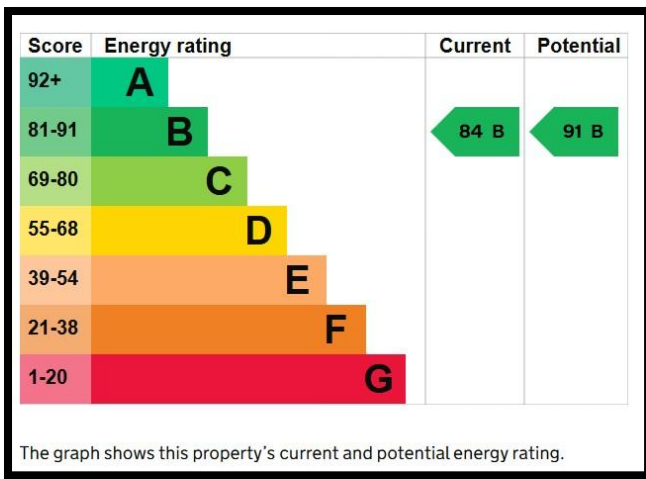
## **LUXURIOUS & BESPOKE FAMILY HOME - TOP LEVEL SPECIFICATION - A WEALTH OF FEATURES & COMFORTS - ONE NOT TO BE MISSED ...**

Royal Fox Estates are proud to introduce ... Canal Bridge House. Located behind private gates on a generous but discreet plot with just one further property. Individually built in 2019 with seemingly no expense spared and copious attention to detail. Further improvements have been made by the current owners to create a home that truly offers it all in terms of comfort & luxury modern living.



**Canal Bridge House**  
**47 Chapel Street**  
**Wincham, Northwich**

**Offers in Excess of**  
**£575,000**



### ACCOMMODATION:

The home comprises of ... To the ground floor: A grand entrance hall leading to guest WC, double doors through to a dual aspect lounge with wood burner, as well as a generous ground floor bedroom suite (currently used as an additional reception dining room) with shower room en-suite. To the rear is an immaculate and impressive living kitchen with large Island, range of quality in-built appliances & separate utility room. The whole ground floor accommodation benefits from under floor heating. To the first floor are a further three large double bedrooms, the master suite of particular note featuring beautiful oriel style window with shower room off - All bedrooms benefit from contemporary fitted robes. Also is a generous, high spec family bathroom with freestanding bath and separate shower.

### OUTSIDE:

The home sits tucked away in a private setting. Secure access is afforded via the electric gates (controlled via an app) and private road leading to the property. To the front is a driveway suitable for multiple vehicles and a double detached garage with power, water supply and a boarded roof space for additional storage that can be utilised. The rear garden is well screened boasting privacy & featuring an extended patio area making for a fantastic space to host & entertain family or guests.

### LOCATION:

The home is located in a sought-after location close to amenities and shops within Wincham Village. The village itself is best described as peaceful & rural close to many green spaces including Marbury Country Park & Anderton nature reserve. At the same time the town centre of Northwich is within a five-minute drive with it's large range of shops, supermarkets, events and multi-screen cinema.



**Entrance Hall** 17' 8" x 10' 8" (5.39m x 3.26m)

**Lounge** 17' 8" x 12' 2" (5.38m x 3.72m)

**Living Kitchen** 17' 8" x 16' 1" (5.39m x 4.89m)

**Bedroom Four / Additional Reception Room** 17' 8" x 10' 4" (5.39m x 3.15m)

**En-Suite (Bedroom Four)** 8' 0" x 3' 7" (2.43m x 1.09m)

**Guest WC** 4' 1" x 3' 3" (1.24m x 1.00m)

**Utility Room** 8' 0" x 6' 3" (2.44m x 1.9m)

#### **First Floor Landing**

**Bedroom One** 18' 2" x 14' 8" (5.53m x 4.47m)

**Bedroom Two** 15' 11" x 11' 7" (4.84m x 3.52m)

**Bedroom Three** 17' 9" x 10' 5" (5.4m x 3.17m)

**Family Bathroom** 8' 6" x 7' 5" (2.60m x 2.27m)

#### **Property Information:**

- Approx Sq. Footage - 1827 (170.1 Sq m)
- Tenure: Freehold
- EPC Rating: B
- Council Band: E
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Double Garage









## Directions

Follow New Warrington Road Leaving Northwich. Turn Right onto Chapel Street. Just before reaching the bridge the property entrance can be seen on the left hand side via private gates.

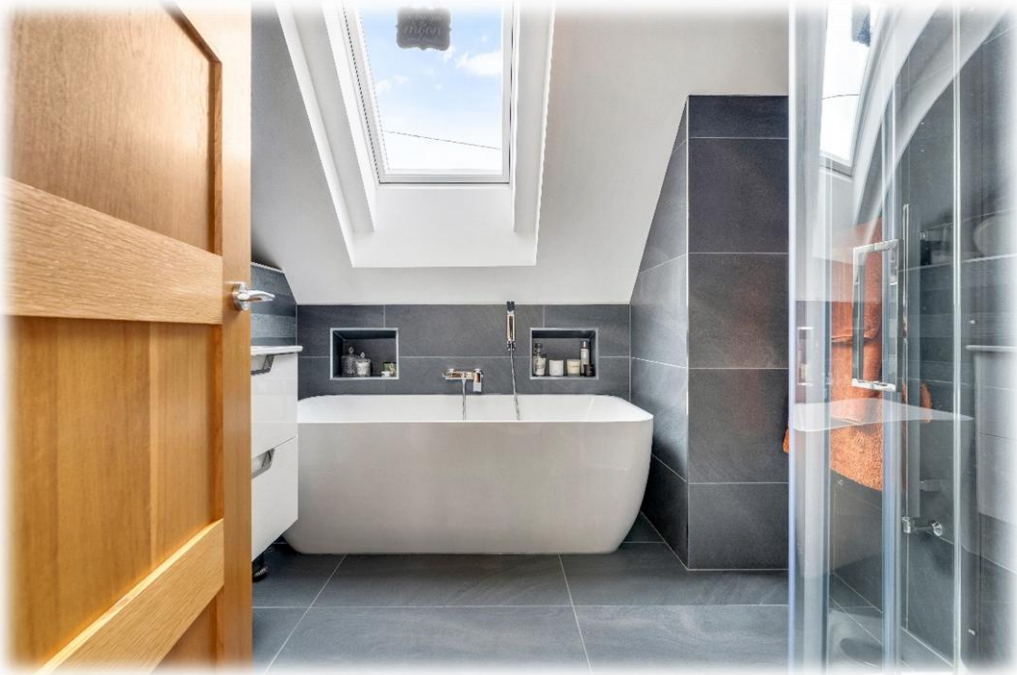
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your FREE valuation”***



## IMPORTANT NOTE:

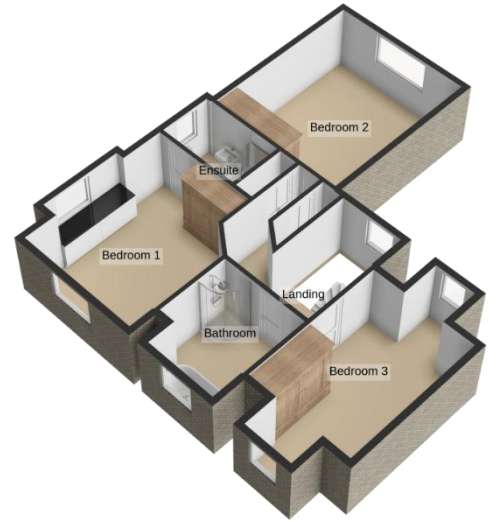
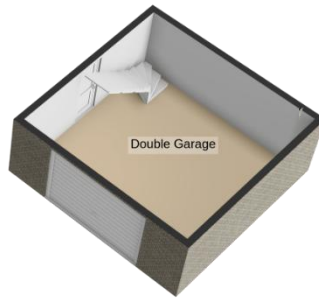
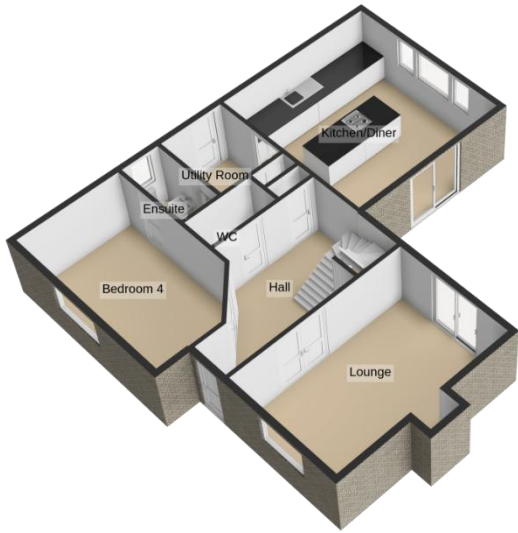
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