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- **Grand & Elegant Detached Home**
- **4 Bedrooms**
- **3 Reception Rooms**
- **En-Suite & Guest**
- **Generous South Facing Garden**
- **Quiet Secluded Spot**
- **Cul-De-Sac**
- **Double Garage**



GRAND & ELEGANT DETACHED HOME - 'THE PARMESTON' BY REDROW - GENEROUS & PRIVATE PLOT - IDEAL FAMILY PURCHASE ...

Royal Fox Estates are pleased to offer this large & well cared for family home, offering space for a growing or established family and positioned in arguably one of the best spots in Kingsmead village. Occupying a corner position to the bottom of a quiet Cul-De-Sac.



**26 Calveley Close
Northwich**

**Guide Price
£525,000**



ACCOMMODATION:

Comprising of: To the ground floor ... Entrance hall, guest WC, study/office, spacious lounge with French doors, fitted kitchen with utility room off and internal access to the double garage. To the first floor are four well proportioned bedrooms with En-suite and fitted wardrobes to the master, as well as an enlarged family bathroom.

OUTSIDE:

To the front are lawned gardens & a double width drive with pathway leading to the front door. To the rear is a lovingly maintained, private and SOUTH FACING garden bordered by mature shrubs and trees.

LOCATION:

26 Calveley Close, as mentioned sits in a secluded and quiet spot at the bottom of the Cul-De-Sac. Within walking distance are a wide range of amenities on the doorstep including Tesco supermarket, Kingfisher public house, medical centre, day nursery, vets and Sir John Deans college making it the perfect location for growing & established families. Northwich Town Centre is a short five minute drive away boasting a number of national chains and supermarkets, as well as Barons Quay development and multi-screen Odeon cinema. Good access is afforded to the A556 with onward commutes to all the major North West commercial centres and both Manchester & Liverpool International Airports.

Guest WC 4' 6" x 3' 3" (1.36m x 1.00m)

Downstairs Study/Office 5' 7" x 9' 6" (1.7m x 2.9m)

Lounge 15' 1" x 14' 5" (4.6m x 4.4m)

Dining Room 8' 6" x 14' 9" (2.6m x 4.5m)

Breakfast Kitchen 14' 5" x 11' 5" (4.4m x 3.47m)

Utility Room 4' 11" x 8' 6" (1.51m x 2.60m)

Bedroom One 12' 2" x 11' 10" (3.7m x 3.6m)

Ensuite 5' 7" x 6' 9" (1.7m x 2.06m)

Bedroom Two 11' 10" x 11' 6" (3.6m x 3.5m)

Bedroom Three 8' 10" x 12' 2" (2.7m x 3.7m)

Bedroom Four 10' 6" x 8' 6" (3.2m x 2.6m)

Family Bathroom 5' 7" x 8' 2" (1.70m x 2.50m)

Double Garage 16' 5" x 15' 5" (5m x 4.7m)





Viewings : Northwich Office
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Directions

Follow the A553 leaving Northwich, at the roundabout take the third exit onto regency way, at the next roundabout take the third exit onto Dukes way. Turn right onto Calvely Close.

***"Call The Fox NOW for
your FREE valuation"***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: F
- Parking Arrangements: Driveway & Double Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





