



**Monarch Drive, Northwich CW9 8UN**

**welcome to**

**Monarch Drive, Northwich**

A spacious extended Redrow built detached family home offering generous rooms and flexibility, perfect for family life having four reception rooms and four double bedrooms. Occupying a good size plot featuring a brick outbuilding/bar, the property offers the added benefit of NO ONWARD CHAIN.



### **Reception Hall**

10' 9" x 9' 9" Maximum including stairway ( 3.28m x 2.97m Maximum including stairway )

Accessed via a brick archway open canopied storm porch with a front door having obscured double glazed window lights, stairway to the first floor having an open spindle balustrade, radiator, wood effect flooring, under stairs storage cupboard, power points, inset spot down lighting, door giving access to the converted garage.

### **Cloakroom Wc**

Fitted with a two piece suit comprising pedestal wash hand basin with splash back tiling, and a low level W.C. Display tiling, radiator, wood effect flooring, and an extractor fan.

### **Dining/Family Room**

12' Into Bay Window x 11' 9" ( 3.66m Into Bay Window x 3.58m )

Featuring a front aspect double glazed leaded Bay Window, radiator with thermostat, power points, TV aerial point, telephone point, inset spot down lighting and coving.

### **Living Room**

19' 8" x 12' ( 5.99m x 3.66m )

Featuring French doors opening to the extended family room, side aspect obscured double glazed window, inset pebble effect fire, power points, TV aerial point, modern radiator with thermostat, and coving.

### **Breakfast Kitchen**

14' 7" x 10' 9" ( 4.45m x 3.28m )

Fitted with a Shaker Style kitchen with a range of wall mounted and base level units having marble effect work top surfaces incorporating a one and a half bowl stainless steel sink and drainer. Having a range of built in appliances including a stainless steel electric oven and grill with a four ring gas hob and an extractor hood with lighting over. Built in fridge with separate freezer, built in dishwasher, Display shelving and glass fronted display cabinets, inset spot down lighting, part tiled walls, wood effect

flooring, radiator with thermostat, part wood panel walls, rear aspect double glazed window.

### **Utility Room**

5' 9" x 4' 9" ( 1.75m x 1.45m )

Matching bas units incorporating a storage cupboard and a stainless steel sink and drainer, part tiled walls and wood effect flooring, wall mounted gas boiler, double glazed door to the side. Wall mounted meters, power points.

### **Dining Area**

10' 9" x 8' 6" ( 3.28m x 2.59m )

Open arch from the kitchen, matching wood effect flooring, part wood panel walls, radiator, power points, and inset spot down lighting. opening to the extended family room.

### **Family Room**

21' 10" x 10' narrowing to 6' 8" ( 6.65m x 3.05m narrowing to 2.03m )

An extended family room featuring dual double glazed French Doors with window lights opening to the rear, patio areas, side aspect double glazed windows, double glazed roof windows, wood effect flooring, power points, radiator with thermostat, inset spot down lighting.

### **Half Galleried Landing**

14' 8" x 8' 4" Maximum including stairs ( 4.47m x 2.54m Maximum including stairs )

Featuring a half galleried landing with an open spindle balustrade, front aspect double glazed windows, loft access, radiator with thermostat, power points, inset spot down lighting, built-in airing cupboard housing a water tank and storage shelving.

### **Master Bedroom**

15' Maximum into bay window x 11' 9" ( 4.57m Maximum into bay window x 3.58m )

Featuring a front aspect double glazed leaded Bay Window, radiator with thermostat, built in wardrobes with sliding doors, a dresser unit providing ample drawers and storage space, power points, TV aerial point, inset spot down lighting.

### **En Suite Shower/Steam Room**

Featuring a walk-in shower/steam room having fully tiled walls and flooring with seating areas, inset shower and control units (Not Tested). Having a two piece suite with a wall mounted wash hand basing and a built-in push button W.C. Matching tiled walls and flooring with display shelving, inset spot down lighting and an extractor fan.

### **Bedroom Two**

12' Maximum x 9' ( 3.66m Maximum x 2.74m )

Having a rear aspect double glazed window, radiator with thermostat, built in wardrobes with rails and shelving, inset spot down lighting, power points.

### **Bedroom Three**

11' 3" x 9' 2" ( 3.43m x 2.79m )

Having a rear aspect double glazed window, radiator with thermostat, range of built in wardrobes with rails and shelving. Inset spot down lighting, power points, TV aerial point.

### **Bedroom Four**

11' x 9' ( 3.35m x 2.74m )

Having a rear aspect double glazed window, radiator with thermostat, power points, inset spot down lighting.

### **Family Bathroom**

8' 10" x 7' 4" Maximum including bath ( 2.69m x 2.24m Maximum including bath )

Fitted with a four piece suite comprising panel bath with inset shower and shower attachment, pedestal wash hand, low level W.C and a bedit. Part tiled walls and splash back tiling and display shelving, front aspect obscured double glazed window, radiator with thermostat, wood effect flooring, inset spot down lighting and an extractor fan.

### **Externally**

The property occupies a good size plot having a generous paved driveway providing ample off the road parking for several vehicles, mature hedgerow lined borders, a paved pathway with gated access



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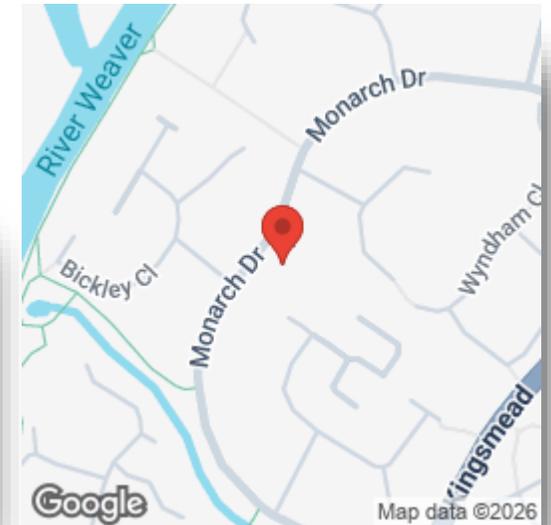
## Monarch Drive, Northwich

- LARGE EXTENDED REDROW BUILT DETACHED HOME
- FOUR RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- CONVERTED DOUBLE GARAGE
- OUT-BUILDING/BAR

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £495,000



Please note the marker reflects the postcode not the actual property

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