



# Barbridge House Old Chester Road, Barbridge

Guide Price £490,000



in association with



# Barbridge House Old Chester Road

Barbridge, Nantwich

A spacious four-bedroom detached property offering open plan living, a large private rear garden and well-balanced family accommodation. The property benefits from multiple reception areas, a garage and off-road parking.

This four-bedroom detached property offers spacious accommodation suited to modern family living. The ground floor includes a large entrance hall accessed via a porch, along with a front living room featuring a bay window, log burner and patio doors providing access to the garden. There is also a cloakroom positioned to the front of the property.

To the rear, the property benefits from a large open plan kitchen, living and dining area with bifold doors opening onto the rear garden. The kitchen is fitted with stone worktops, matching wall and base units and integrated appliances including two Neff ovens one of which is a dual function oven and microwave, Neff hob with extractor fan, integrated fridge/freezer, Quooker hot tap and dishwasher, along with a breakfast bar. Off the kitchen there is a separate dining room with a bay window and patio doors providing additional access to the garden. The kitchen and dining areas benefit from electric under floor heating. A utility room sits just off the kitchen and includes plumbing for a washing machine, fitted cupboards and housing for the boiler.



## Barbridge House Old Chester Road

Upstairs, the property offers four double bedrooms, two of which benefit from built-in wardrobes. The principal bedroom overlooks the rear garden and includes an en-suite shower room with walk-in shower, WC, sink and heated towel rail. The family bathroom comprises a four-piece suite including walk-in shower, freestanding bath, vanity unit and WC.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: Large Rear Garden

- Four Double Bedrooms
- Open Plan Kitchen/Living room
- Off Road Parking For 3 Cars





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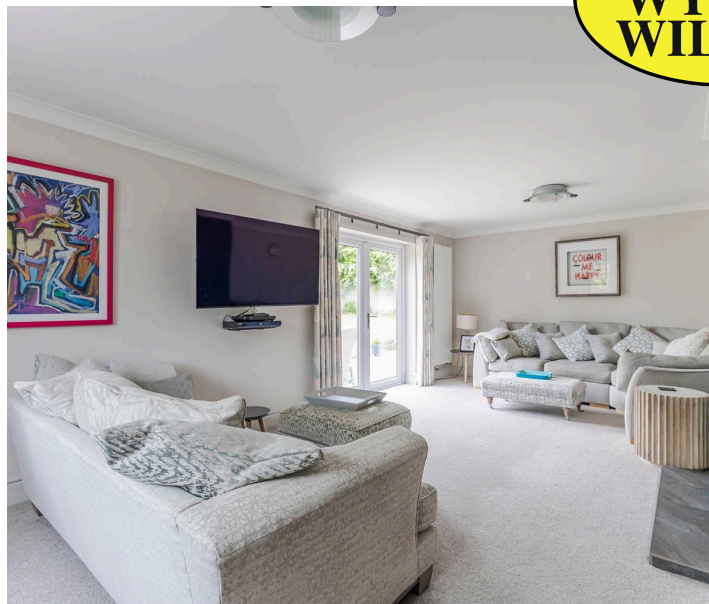
## GARDEN

Externally, the property benefits from a large private rear garden wrapping around the side of the property, with mature tree borders providing a good level of privacy. The garden includes a large patio area extending across the rear and side, along with a lawned section. There is access to the garage via an external door, along with additional space suitable for sheds, bins and the oil tank. The property also benefits from gated side access on both sides.

## OFF STREET

### 3 Parking Spaces

To the front, there is off-road parking for up to three vehicles along with additional on-road parking nearby. The property also includes a single garage with power, lighting and additional loft storage above. Heating is provided via oil, and drainage is serviced by an upgraded septic tank system.





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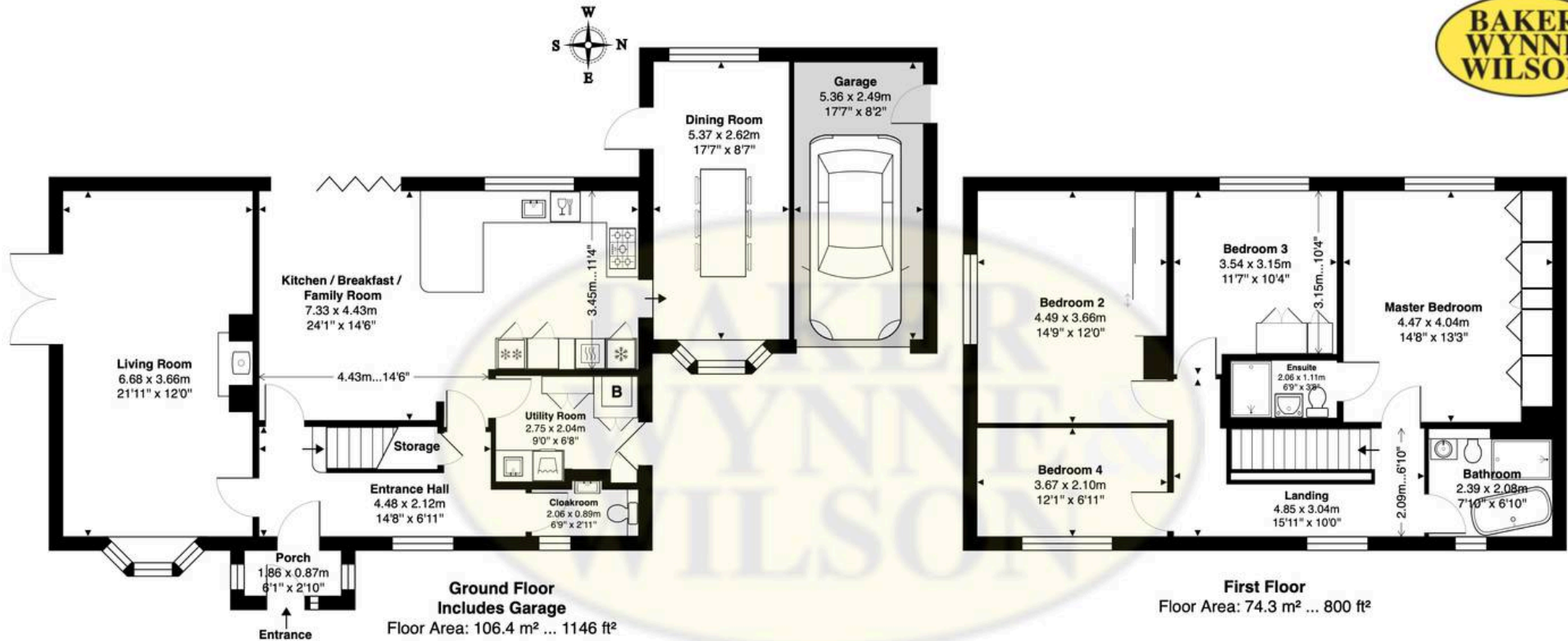
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Approximate Gross Internal Area: 180.7 m<sup>2</sup> ... 1946 ft<sup>2</sup> Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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