ROYAL FOX

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- ***Large, Modern Style Detached***
- ***Built by Redrow***
- ***Four Generous Bedrooms***
- ***Three Receptions & Conservatory***
- ***En-Suite & Guest WC***
- ***Breakfast Kitchen & Sep. Utility***
- ***Extended Office/Study Room***
- ***Double Garage***
- ***Driveway & Gardens***

LARGE MODERN STYLE DETACHED - REDROW BUILT - 4 GENEROUS BEDROOMS - SIDE EXTENSION & CONSERVATORY ...

Royal Fox Estates are pleased to offer this well-appointed modern style family home. To be re-sold for the first time having been superbly cared for & improved upon by the current owners over the past 27 years. No.3 Stapely close offers space, comfort and modern fixtures and fittings to allow for prospective buyers to come in and make their own with ease, an ideal purchase for a growing/established family.

ACCOMMODATION: *Comprising of ... To the ground floor: Entrance Hall, Cloakroom, Guest WC, Dining Room, Spacious Lounge with door leading through to a side extension featuring an office/study space with internal access to the double garage, also off the lounge is a large conservatory. There is a modern fitted breakfast kitchen with BUILT IN APPLIANCES as well as a utility room. To the first floor are four well sized bedrooms with En-suite & fitted robes to the principal bedroom. As well as the main family bathroom.*

OUTSIDE: *To the front is a large driveway, gardens and block paved forecourt. To the rear, a generous lawned garden with multiple seating areas, bordered by mature shrubs and trees.*

LOCATION: *Kingsmead's inception came in the 90's and remains a thriving and desirable place to live. Within walking distance are a wide range of amenities on the doorstep including Tesco supermarket, Kingfisher public house, medical center, 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 Northwest commercial centres and both Manchester & Liverpool International Airports.*

3 Stapeley Close
Northwich

Guide Price

£480,000

Accommodation

Entrance Hall *14' 1" x 8' 11" (4.28m x 2.72m)*

Cloakroom

WC *3' 0" x 5' 1" (0.92m x 1.56m)*

Dining Room *13' 10" x 8' 11" (4.21m x 2.73m)*

Lounge *14' 2" x 13' 10" (4.33m x 4.21m)*

Office/Study *15' 3" x 4' 8" (4.64m x 1.42m)*

Conservatory *11' 10" x 13' 10" (3.61m x 4.21m)*

Kitchen *14' 8" x 11' 7" (4.46m x 3.53m)*

Utility Room *4' 11" x 7' 8" (1.49m x 2.34m)*

Double Garage *16' 8" x 16' 9" (5.08m x 5.11m)*

Landing *11' 5" x 7' 3" (3.49m x 2.21m)*

Bedroom One *11' 2" x 14' 4" (3.41m x 4.36m)*

En-Suite Shower Room *3' 2" x 8' 2" (0.96m x 2.5m)*

Bedroom Two *12' 6" x 9' 5" (3.81m x 2.88m)*

Bedroom Three *9' 3" x 6' 11" (2.82m x 2.12m)*

Bedroom Four *9' 9" x 8' 11" (2.97m x 2.73m)*

Main Bathroom *6' 8" x 5' 2" (2.03m x 1.57m)*

Property Info:

- *Approx. Sq Footage: 1933 (187.1 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: E*
- *Parking Arrangements: Driveway & Double Garage*

"Put your property in our hands…"

"Ultimate Estate Agency….From The Fox"

Viewings : Northwich Office

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SIEMENS

Directions

Situated off Regency Way & Burwardsley Way Kingsmead.

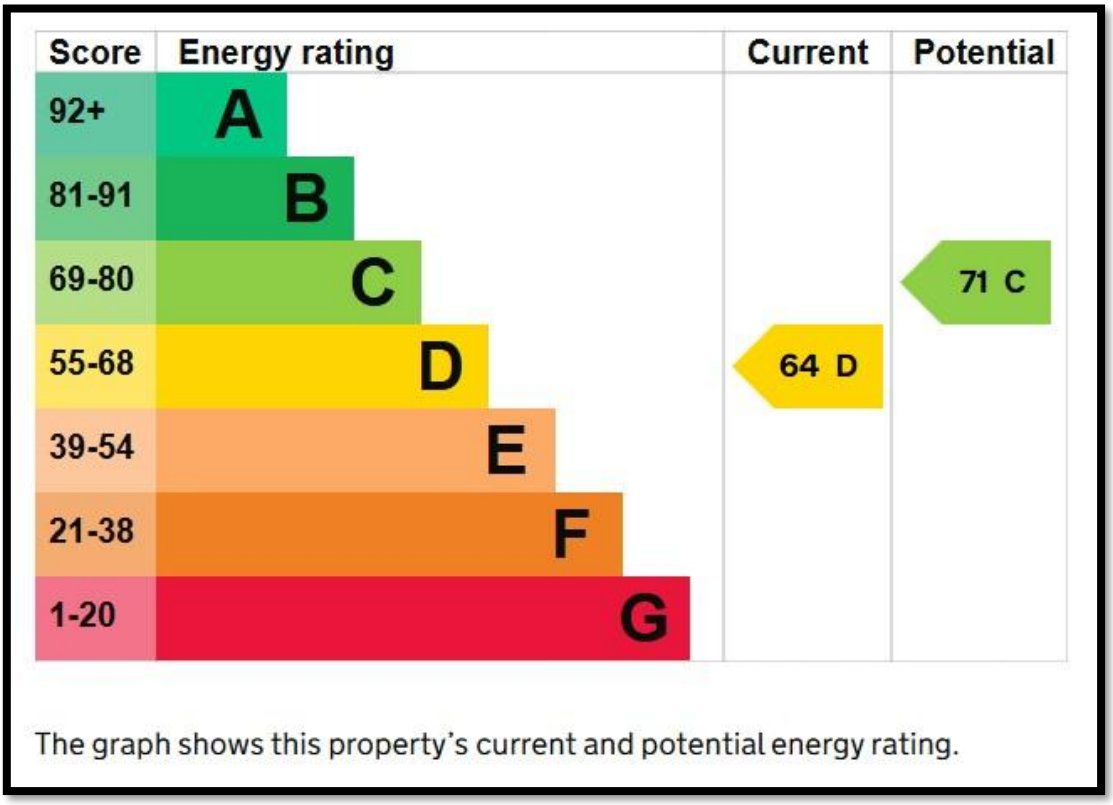
"Call The Fox NOW for your FREE valuation"

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: E
- Parking Arrangements: Driveway & Double Garage


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
64 D
71 C
The graph shows this property's current and potential energy rating.