



3 Diploma Drive, Middlewich, Cheshire, CW10 9RA
£340,000

Prepare to fall in love! This beautiful detached family home, set in a highly sought-after location, is ready to welcome its next lucky owner. Step inside to a welcoming vestibule leading to a spacious lounge through diner—perfect for both relaxing and entertaining. The ground floor also offers a well-appointed kitchen, a bright conservatory and a convenient guest WC. Upstairs, you'll find four bedrooms, including a main bedroom with its own ensuite, along with a modern family bathroom. Externally, the property continues to impress with a stylish resin driveway, garage, and a stunning south west facing rear garden featuring an Indian stone patio and beautifully stocked borders—ideal for enjoying outdoor living.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door, tiled flooring, wall mounted electric heater and a door leads to the lounge diner.

LOUNGE 11' 08" x 16' 26" (3.56m x 5.54m)

With a double glazed window to the front elevation, living flame gas fire and surround, laminate flooring, wall mounted radiator, a door leads to the inner hall.

DINING ROOM 9' 9" x 8' 7" (2.97m x 2.62m)

Lets entertain! A superb area for entertaining. Inset spot lighting, wall mounted radiator, laminate flooring, doors lead to conservatory, access to the inner hall and feature open view to the kitchen.

KITCHEN 7' 8" x 12' 0" (2.34m x 3.66m)

With a double glazed window to the rear elevation, over looking the garden and a door leads to the side elevation. Fitted with a range of high gloss base and wall units with marble worksurface over incorporating a one and half bowl sink unit and mixer tap. A range of integrated appliances include, eye level double oven and grill, induction hob with extraction over, fridge and washing machine.

CONSERVATORY 12' 6" x 12' 6" (3.81m x 3.81m)

Set on a dwarf wall with double glazed French doors which lead to the garden, solid roof with roof windows, feature inset spot lighting, wall mounted column radiator.

INNER HALL

Doors to the lounge, guest WC, garage and stairs rise to the first floor.

GUEST WC

With a double glazed opaque window to the side elevation, fitted with a low level WC, vanity handwash basin, wall mounted radiator.

LANDING

With a double glazed window to the side elevation, useful storage cupboard and doors lead to the bedrooms and bathroom.

BEDROOM ONE 11' 0" x 12' 4" (3.35m x 3.76m)

With a double glazed window to the front elevation and wall mounted radiator, a door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC and hand wash basin, shower cubicle and shower, wall mounted radiator.

BEDROOM TWO 9' 9" x 11' 0" (2.97m x 3.35m)

With a double glazed window to the rear elevation, wall mounted radiator and loft access which leads to the boarded loft with lighting.

BEDROOM THREE 9' 8" x 8' 5" (2.95m x 2.57m)

With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM FOUR 5' 8" x 9' 8" (1.73m x 2.95m)

With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower attachment, wall mounted radiator.

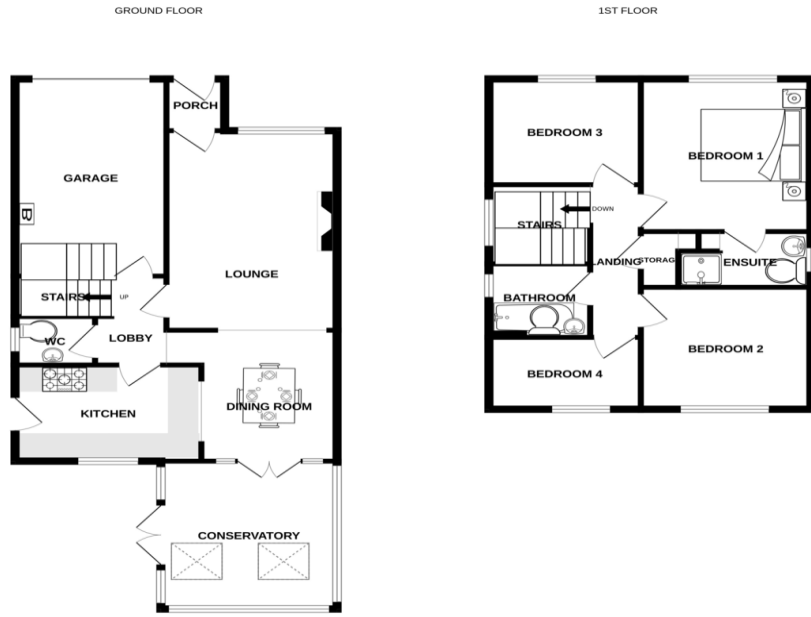
GARAGE 16' 5" x 9' 5" (5m x 2.87m)

With a electric up and over door, power and lighting and wall mounted combi boiler, installed in 2024, courtesy door to the inner hall,

EXTERNALLY

To the front is a resin driveway providing ample off road parking. Side access to the rear garden. A stunning south west facing garden with Indian stone patio, ideal for al-fresco dining. Laid to lawn, borders of well stocked plants and shrubs, storage shed and useful green house.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac CC04.

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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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