



## 4 Morris Park

Hartford, Northwich

- Immaculate & Greatly Enhanced, Detached Bungalow In Small Cul-De-Sac Location
- Spacious Dual Aspect lounge, luxury Kitchen Dining Room & Separate Utility Room
- Three Good Size Bedrooms (Two With Fitted Wardrobes) & Luxury Bathroom
- Three Sided Gardens, Garage & Double Width Driveway

Presenting an immaculate and greatly enhanced three bedroom detached bungalow, this exceptional home occupies a peaceful position within a small cul-de-sac, offering a rare opportunity for those seeking turn key living in a desirable village setting.

Upon entering, you are welcomed by a wide entrance hall, which immediately sets the tone for the quality and space found throughout the property, and features a convenient cloakroom/WC.

The heart of the home is the spacious dual aspect lounge, flooded with natural light, providing a perfect retreat for relaxation or entertaining. The luxury kitchen dining room has been thoughtfully designed with no expense spared, boasting high-end fittings and integrated appliances including two NEFF slide and hide ovens with warming draws, and seamlessly connects to the garden via striking bi-folding doors, creating an effortless flow between indoor and outdoor living. A separate utility room adds further practicality, ensuring the main kitchen remains uncluttered and functional.

The bungalow offers three generously sized bedrooms, two of which benefit from fitted wardrobes, providing ample storage, while the third bedroom is equally well-proportioned and ideal as a guest room, study, or nursery. The luxury bathroom is finished to an exacting standard, featuring contemporary fixtures and elegant tiling and an Integrated TV further underlining the attention to detail found throughout.



## 4 Morris Park

Hartford, Northwich

Hartford is one of Cheshire's most sought-after villages, offering an excellent balance of village charm, outstanding schooling and superb connectivity. The village centre provides a wide range of amenities including independent shops, cafés, restaurants, wine bars and traditional public houses, creating a vibrant yet friendly community atmosphere. Education is a major draw for the area. Hartford is particularly well regarded for its excellent range of schools, both state and independent. The highly respected Grange School (independent) is located within the village and provides education from junior through to sixth form. In addition, Hartford High School and St Nicholas Catholic High School are both within easy reach, alongside several well regarded primary schools including Hartford Primary School, St Wilfrid's Catholic Primary School and Hartford Manor Primary School. For commuters, Hartford is exceptionally well placed. Hartford Railway Station sits on the West Coast Main Line, providing direct services to London in under two hours, while nearby Greenbank Station offers regular connections to Manchester and Chester. The village also benefits from excellent road links, with the A556 and A49 providing easy access to the wider motorway network including the M56 and M6. Manchester is approximately 25 miles away, Liverpool around 27 miles, and both Manchester Airport and Liverpool John Lennon Airport are within roughly 20 miles, making the area highly convenient for both regional and international travel. Overall, Hartford combines the charm and community feel of a thriving Cheshire village with outstanding schools and excellent transport links, making it a particularly attractive location for families and professionals alike.

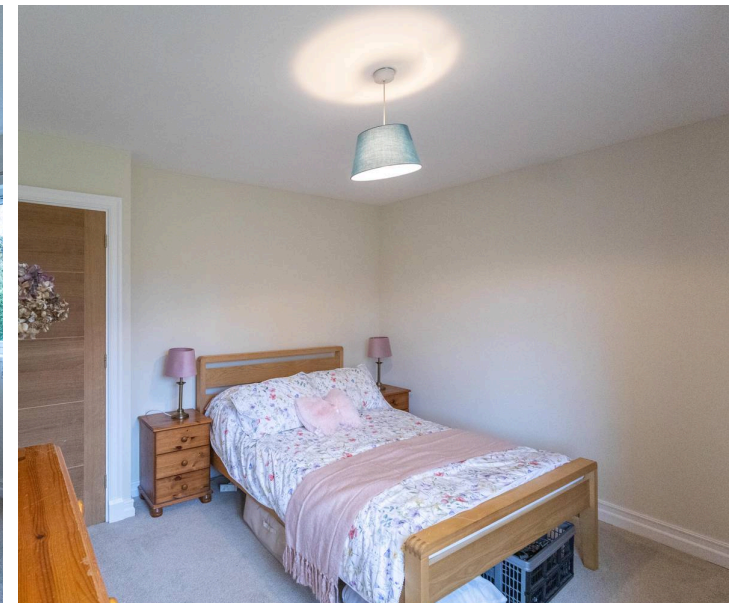
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

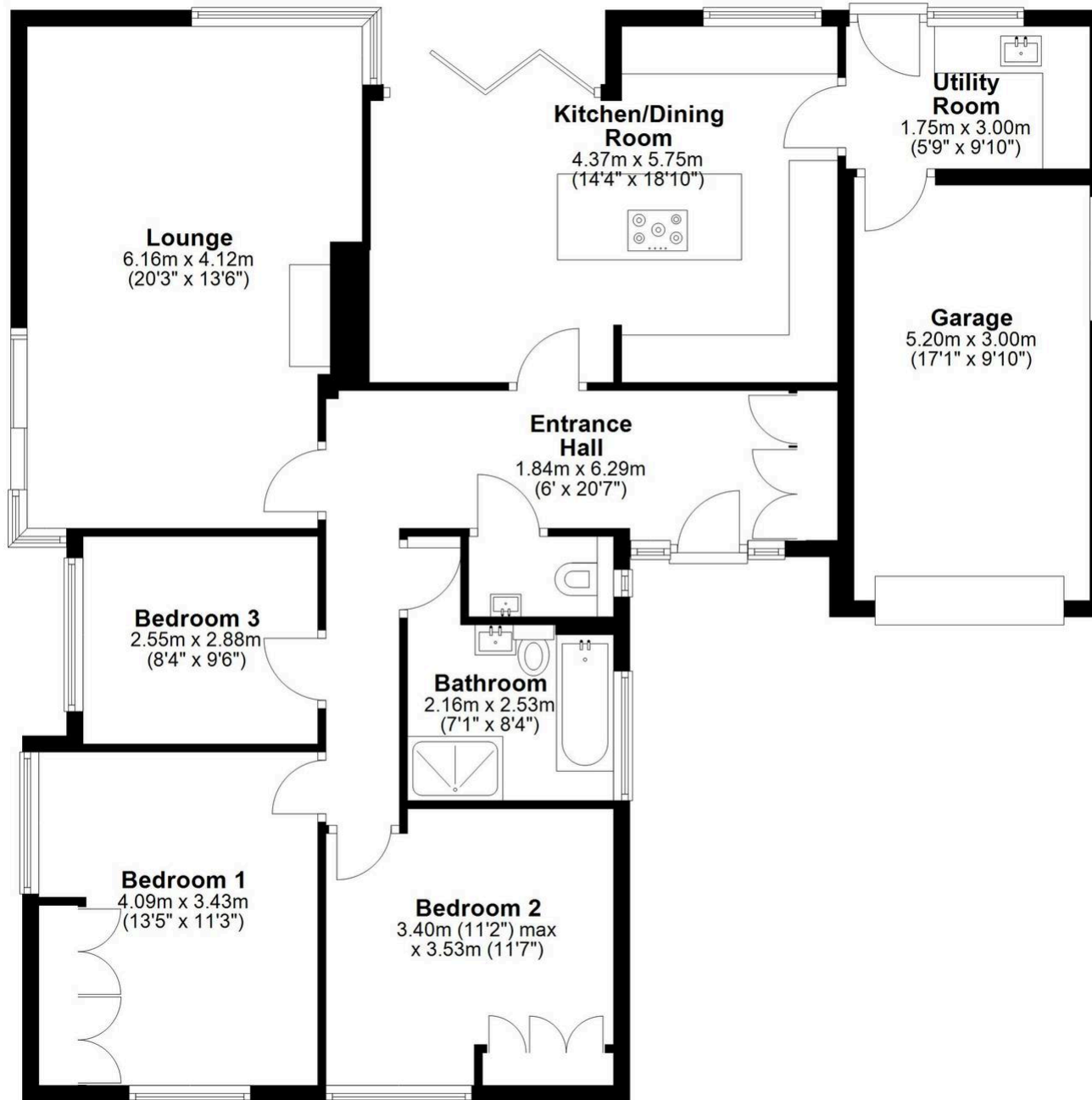
EPC Environmental Impact Rating: D

- Immaculate & Greatly Enhanced, Detached Bungalow In Small Cul-De-Sac Location



# Ground Floor

Approx. 127.4 sq. metres (1371.7 sq. feet)



Total area: approx. 127.4 sq. metres (1371.7 sq. feet)



## Williams Estates

33 The Green, Hartford - CW8 1QA

01606 331784

info@westates.co.uk

www.westates.co.uk/#/



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA. Reg number 07682683. Director Andrew P Williams