





3 Overton Close, Middlewich, Cheshire, CW10 0PZ
£400,000

Situated in a popular residential location in Middlewich, this spacious four-bedroom family home on Overton Close offers generous living accommodation throughout. The property features a cosy lounge with log burner, an impressive modern kitchen/dining room with Granite-topped island, Rangemaster cooker and Neff dishwasher, plus two utility areas and a downstairs WC. To the first floor are four well-proportioned bedrooms, an ensuite to the principal bedroom and a family bathroom. Externally, the property benefits from a rear garden arranged over two levels, a driveway providing off-road parking for multiple vehicles and an integral double garage with electric roller shutter doors. An ideal home for growing families, with excellent space for entertaining and working from home. Early viewing is highly recommended!

Accommodation

Ground Floor

Entrance Hall

Providing a warm and welcoming entrance, the hallway offers access to the lounge and kitchen/dining room, alongside a useful under-stairs storage cupboard and radiator. The hallway also provides access to the additional utility area, which leads through to the integral double garage.

Lounge – 16'4" x 11'6" (4.97m x 3.51m)

A spacious and cosy lounge featuring a front-facing UPVC double-glazed bay window, log burner with hearth and laminate flooring, creating a comfortable space to relax.

Kitchen/Dining Room – 32'5" x 11'11" (9.88m x 3.37m)

An impressive, modern fitted kitchen comprising a range of wall and base units with soft-close doors and drawers, complemented by wood-effect worktops and a stainless-steel sink and drainer. Integrated appliances include a Neff dishwasher, with space for a fridge/freezer, alongside a Rangemaster cooker and extractor fan.

A central island with a granite worktop provides additional storage and space for bar stools, creating an ideal social hub for family life and entertaining. The generous dining area offers ample space for a dining table or additional seating. Further features include two UPVC double-glazed patio doors opening onto the rear garden, a UPVC double-glazed window and three radiators.

Utility Room – 7'9" x 7'4" (2.36m x 2.23m)

Fitted with a sink and a range of wall and base units, with a door providing side access and further access to the downstairs WC.

Downstairs WC

Fitted with a WC, wash basin and radiator.

Additional Utility Room – 6'7" x 5'8" (2.00m x 1.72m)

A useful additional utility space offering plumbing for a washing machine and dryer, space for an under-counter fridge/freezer, wall units and a wood-effect worktop. A door provides access to the integral garage.

Double Garage – 17'9" x 17'1" (5.40m x 5.22m)

A generous integral double garage benefiting from two electric roller shutter doors, power and lighting.

First Floor

Landing

Providing access to all four bedrooms and the family bathroom, with a useful storage cupboard.

Bedroom One – 13'6" x 11'9" (4.11m x 3.57m)

A well-proportioned principal bedroom featuring fitted wardrobes, a radiator and a front-facing UPVC double-glazed bay window. The room also benefits from access to its own ensuite.

Ensuite – 8'7" x 4'9" (2.60m x 1.46m)

A modern, fully tiled ensuite comprising a walk-in shower with two shower heads, vanity unit and heated towel radiator. Further features include spotlights and a side-facing double-glazed window.

Bedroom Two – 11'9" x 9'4" (3.59m x 2.85m)

A well-proportioned bedroom featuring a rear-facing double-glazed window and radiator.

Bedroom Three – 9'0" x 7'9" (2.75m x 2.35m)

Featuring fitted wardrobes, a front-facing double-glazed window and access to the loft.

Bedroom Four / Office – 8'8" x 8'7" (2.65m x 2.60m)

A versatile room featuring a rear-facing double-glazed window and radiator, ideal as a bedroom, home office or study.

Family Bathroom – 7'1" x 6'0" (2.17m x 1.83m)

Fitted with a bath with shower over, WC and wash basin with vanity unit. Additional features include a radiator, rear-facing double-glazed window and fully tiled finish.

Externally

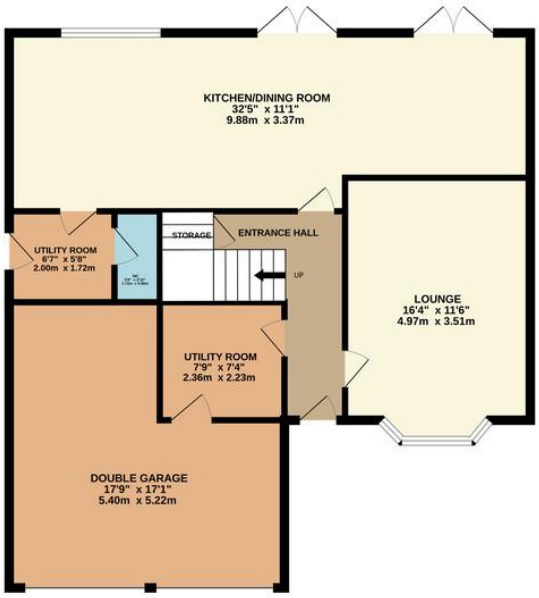
Rear

The rear garden features a patio and slabbed seating area leading to a lawned garden arranged over two levels, providing a variety of spaces for outdoor relaxation, family activities and entertaining.

Front

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles, an integral double garage with two electric roller shutter doors and a grassed area.

GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



3 OVERTON CLOSE MIDDLEWICH

TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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