



Mornant Avenue, Hartford

Guide Price £375,000





Are you a family starting to feel like you've outgrown your current home? Searching for more space, a stronger sense of community, and a location that truly supports family life? If Hartford has been on your radar, then this could be exactly what you've been waiting for.

Welcome to Mornant Avenue, a substantial four double bedroom detached family home, positioned within one of Hartford's most desirable developments. From the moment you arrive, it's clear this is more than just a house. It's a place where family life naturally unfolds.

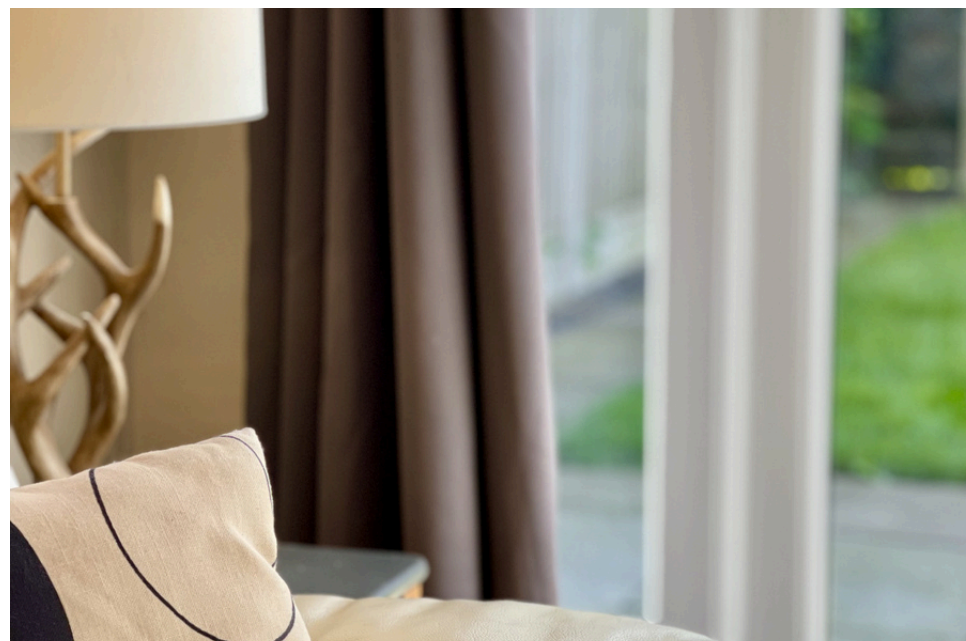
Imagine tree-lined streets, with magnolia and cherry blossom trees framing the road as the seasons change. A setting where neighbours stop to chat over front fences, and children play together just a few doors down. This is the kind of environment families actively search for, and one that Hartford has become known for.



The property itself sits proudly within the development, with a private driveway leading up to the home and an integral garage providing both practicality and future potential. With pathways on either side of the house leading to the rear garden, everyday life has been carefully considered, from muddy football boots to dogs returning from countryside walks.

Stepping inside, the entrance hall immediately sets the tone. Finished with modern flooring and oak internal doors, there is a sense of quality and space that continues throughout. A downstairs WC is perfectly positioned for guests and family convenience alike, especially when the house is full of life.

The main living room is a generous, welcoming space that truly earns its place as the hub of the home. With a window overlooking the front and an open-plan connection into the second reception area, the dual-aspect layout allows natural light to pour in from both directions. It's a space designed for togetherness, whether that's relaxed evenings, weekend films, or simply keeping an eye on everything going on around you. The second reception room adds a layer of flexibility that so many families need. Overlooking the rear garden, this space can adapt as life evolves. Currently a snug, but equally suited as a playroom, formal dining area, or home office. It's this versatility that makes the home work long-term.



Leading through, the kitchen diner becomes the true heart of the property. This is where everyday moments turn into lasting memories. The space is generous enough to comfortably accommodate cooking, dining and family life all at once, without ever feeling overcrowded.

You can easily picture it: preparing dinner while the children sit at the table finishing homework, chatting about their day, the fridge covered in drawings and holiday magnets collected over the years. It's a space that feels lived in, loved, and designed around real family routines.

A separate pantry provides that additional storage that so many buyers are searching for. Keeping everything organised and out of sight. From the kitchen, there is also internal access to the integral garage, offering further potential. Whether used for storage, a home gym, or converted into additional living space (subject to necessary permissions), it's an opportunity for the home to evolve with you.

Upstairs, the sense of space continues. The landing opens up access across the home, leading to four well-balanced double bedrooms.



"Internally, the home is modern, well maintained and beautifully presented, offering a truly move-in-ready opportunity."





Three of the bedrooms are similar in size, each offering flexibility for children, guests or even a dedicated workspace. It removes the usual compromises, no box rooms, no difficult decisions, just practical, usable space throughout.

The master suite is a standout feature. Spanning the full width of the home, it offers a true retreat from the pace of family life. Flooded with natural light, complete with built-in wardrobes, it's a space designed for both comfort and calm.

“Day to day family life has never been easier, and all in the enjoyment of one of Cheshire’s most popular villages.”

The en-suite elevates this further, featuring twin sinks and sleek, modern finishes. It brings a boutique, hotel-style feel into everyday living, adding a touch of luxury to the routine of busy mornings.

The family bathroom is equally well-finished and conveniently positioned for the remaining bedrooms, ensuring functionality for the whole household.



Externally, the property continues to deliver. The rear garden is mainly laid to lawn, framed by established borders that bring colour and texture throughout the seasons. A patio area provides the perfect setting for al fresco dining, summer evenings and entertaining friends and family.

With gated side access on both sides of the property, practicality is once again at the forefront, whether that's moving through the garden with ease, or managing day-to-day family life.



“Step outside and the sense of space continues from inside to out.”





The location itself only adds to the appeal. Positioned with direct access towards the A556, the home offers excellent connectivity while still retaining that village feel. A nearby cut-through provides a convenient walking route towards Hartford Primary School and the village centre, while riverside walks can be enjoyed via the nearby “Blue Bridge”, perfect for weekend outings with the family or dog.

It doesn't just tick boxes, it understands family life. And it's ready to welcome you home.

Why Hartford?

Hartford is widely regarded as one of Cheshire's most desirable villages for families, and it's easy to see why. Its appeal lies in the balance it offers. You have a strong sense of community, excellent schooling options, and a lively village centre, all while being perfectly positioned for commuting. With direct access to the A556, travel to Manchester and Chester is straightforward, making it ideal for professionals and families alike.

The area is particularly well known for its schools, with highly regarded options including Hartford Manor Primary, Hartford Primary School, The Grange, Hartford High School and St Nicholas Catholic High School, alongside excellent sixth form and college provision nearby.



"A home that is not only positioned on a fantastic plot, but is also nestled within the heart of the community."



Local Life in Hartford

Living in Hartford means having everything you need within easy reach, while still enjoying access to green space and the surrounding Cheshire countryside.

The village centre offers a fantastic mix of independent businesses and well-loved spots. Whether it's a morning coffee from Press, The Hart of Hartford or The Stores Delicatessen, an evening drink at Whillows, or dining at Hartford Hall Hotel, there is always something to suit the occasion.

For families and outdoor enthusiasts, nearby riverside walks and open spaces provide the perfect escape, while the wider amenities of Northwich are just a short drive away.

In Summary...

This is a home designed for real family living, offering space, flexibility and a location that continues to be one of the most in-demand in Cheshire. Combining community, convenience and comfort, it provides the perfect setting for both the everyday and the moments that matter most.



"Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here."



50 Mornant Avenue, Hartford

Approximate Gross Internal Area = 122.82 sq.m / 1322 sq.ft

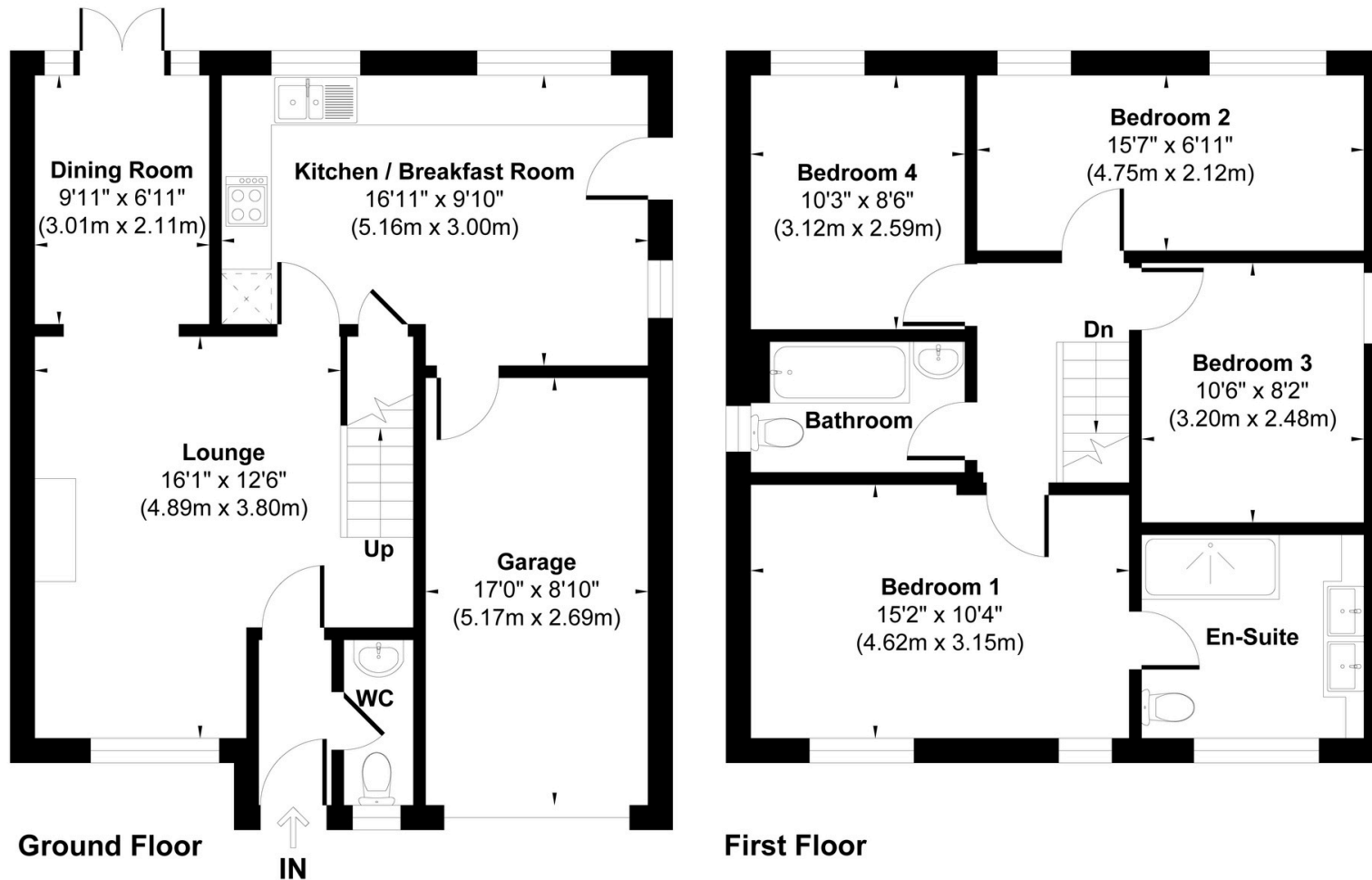


Illustration for identification purpose only, measurements approximate and not to scale.



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