



***2 Broadacre, Comberbach, Northwich, Cheshire, CW9 6QD***  
***£535,000***

*Set on an enviable plot with beautifully maintained wraparound gardens, this extended detached bungalow is presented to the highest standard in one of the area's most desirable locations, with walking distance to Marbury Country Park. The impressive open-plan living space combines a stylish lounge, dining area and contemporary kitchen, creating a superb setting for both everyday living and entertaining. There are three well-proportioned double bedrooms, including a luxurious main bedroom with en-suite shower room, complemented by a modern family bathroom. Externally, a generous driveway provides ample off-road parking and leads to the garage, while the landscaped gardens surrounding the home offer both privacy and elegance.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the stunning entrance porch, laminate flooring, wall mounted radiator, doors lead to all rooms. Loft access with pull down ladder, power and lighting, combi boiler.*

### **OPEN PLAN LOUNGE/DINING AREA/KITCHEN 30' 10" x 19' 8" (9.41m x 6m)**

*Open plan living at its finest, this truly is the hub of the home. A fantastic area for entertaining and relaxing. With a double glazed window to the front elevation, a stable style door leads to the side elevation and five leaf bi-fold doors lead to the garden, welcoming the outside, in. Feature roof lantern. Laminate flooring throughout, wall mounted radiators. The kitchen area is fitted with a range of high gloss base and wall units with worksurface over incorporating a one and a half bowl ceramic sink and mixer tap. Integrated oven and hob with extraction over, fridge freezer, washing machine, dishwasher. Feature centre island, with storage and breakfast bar. Inset spot lighting and extraction.*

### **BEDROOM ONE 17' 9" x 8' 7" (5.43m x 2.64m)**

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

### **EN-SUITE**

*With a feature round window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, inset spot lighting and chrome towel rail.*

### **BEDROOM TWO 8' 3" x 12' 2" (2.53m x 3.73m)**

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

### **BEDROOM THREE 10' 11" x 8' 7" (3.34m x 2.64m)**

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

### **BATHROOM**

*Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Tiled walls and flooring, extraction and chrome towel rail.*

### **EXTERNALLY**

*Set on an enviable plot with beautifully manicured wrap around gardens. To the front of the property is a driveway providing off road parking and leads to the garage. Laid to lawn with well established shrubs and double gates to the side lead to the private rear garden. The rear garden is laid to lawn with well established trees and shrubs, patio area, ideal for al-fresco dining.*





Total area: approx. 118.3 sq. metres (1273.7 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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