



4 Bedrooms. Detached Family Home Individually Designed & Built To A Very High Specification By The Current Vendors, Offering Lovely Rural Cheshire Views To The Rear Elevation. Large Lounge & Stunning New Modern Fitted Breakfast Kitchen.



ENTRANCE HALL

Quality engineered oak flooring. Open spindle staircase allowing access to the first floor. Ceiling lights. Low level power points. Panel radiator with thermostatic control. Modern composite door towards the front elevation. Quality modern oak veneer doors to principal rooms. Door allowing access to under-stairs store cupboard.

GROUND FLOOR CLOAKROOM / W.C.

Engineered oak flooring. Low level w.c. Wash hand basin with hot and cold taps. Recess ideal for cloaks. Extractor fan. Ceiling light point.

DINING ROOM 10' 0" x 9' 8" (3.05m x 2.94m)

Panel radiator with thermostatic control. Low level power points. Wall and ceiling light points. uPVC double glazed sash window towards the front elevation.

BREAKFAST KITCHEN 11' 10" x 10' 0" (3.60m x 3.05m) both measurements maximum into the units.

Excellent selection of quality new fitted eye and base level units. Base units having extensive high gloss work surfaces above with attractive modern tile splash-backs. Down lighting and power points across the surfaces. Built-in Neff five ring stainless steel gas hob with Neff stainless steel extractor fan/light above. Eye level built-in Neff hide and slide electric fan assisted oven. Matching built-in Neff microwave above. Built-in dishwasher. Excellent selection of drawer and cupboard space. Stainless steel Franke one and half bowl sink unit with drainer and mixer tap. Ample space for free-standing fridge or freezer. Large larder pull out cupboard. Highly polished quality floor tiles. Two panel radiators with thermostatic control. Centre ceiling light point. Extractor fan. Quality uPVC double glazed sash window towards the rear. Kitchen has access into the utility area.

UTILITY AREA 5' 2" x 4' 0" minimum to the cupboard fronts (1.57m x 1.22m)

Quality highly polished floor tiles. Plumbing and space for washing machine. Space for dryer above. Useful larder cupboard. Wall mounted Maxi gas central heating boiler within one of the cupboards. Extractor fan. Ceiling light point. uPVC double glazed door allowing access and views out towards the rear.

THROUGH LOUNGE 22' 0" x 11' 4" (6.70m x 3.45m)

Modern wall mounted re-circulating gas fire. Two panel radiators with thermostatic controls. Various low level power points. Wall and ceiling light points. uPVC double glazed sash window towards the front elevation. uPVC double glazed double opening french doors allowing easy access to the patio garden and fantastic views over open countryside.

FIRST FLOOR LANDING

Open spindle staircase allowing access to the ground floor. Loft access point. Ceiling light point. Low level power point. Oak engineered modern doors allowing access to principal rooms.

MASTER BEDROOM 13' 6" maximum into the recess x 13' 4" (4.11m x 4.06m)

L-shaped. Panel radiator with thermostatic control. Low level

power points. Centre ceiling light point. TV and telephone points. Useful built-in store cupboard. Separate door allowing access to the en-suite. uPVC double glazed sash window towards the front elevation allowing pleasant semi-rural views.

EN-SUITE

Modern shower room comprising a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shaving point to one side. Glazed cabinet above. Part glazed shower cubicle with wall mounted chrome coloured Grohe mixer shower. Extractor fan. Ceiling light point. Modern tiled walls. High polished tile flooring. Panel radiator with thermostatic control. uPVC sash window towards the front elevation.

BEDROOM 2 11'8" x 11' 6" (3.55m x 3.50m)

Small entrance recess area. Low level power points. Panel radiator with thermostatic control. Centre ceiling light point. uPVC double glazed sash window towards the front allowing pleasant semi-rural views.

BEDROOM 3 9' 10" x 8' 2" (2.99m x 2.49m)

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed sash window to the rear allowing fantastic open views of the surrounding countryside.

BEDROOM 4 9' 10" x 8' 0" (2.99m x 2.44m)

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed sash window allowing super views of the open countryside to the rear.

FAMILY BATHROOM 10' 0" x 4' 10" (3.05m x 1.47m)approx. Modern three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shaving point to one side. Fitted glazed mirror cabinet above. Bath with chrome coloured mixer tap. Wall mounted chrome coloured Grohe mixer shower. Glazed shower screen. Quality tiled walls. High polished tiled floor. Chrome coloured panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted sash window to the rear.

EXTERIOR FRONT

Property is approached via a low level brick wall forming the front boundary. Set of timber double opening gates allowing access to a wide tarmac driveway providing ample off-road parking to both the front and side elevations. Front garden is mainly laid to lawn. Pleasant views of open countryside. Lantern reception light at the front door. Security lighting.

EXTERIOR REAR

Generous Indian stone flagged patio walled garden that provides fantastic views over open countryside down towards the Cheshire plain on the horizon. Lantern reception lights. Easy access to the rear outside water tap. Timber built leanto shed to one side providing secure storage. Elevated shrub border set behind attractive timber decked walling.

VIEWING Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team













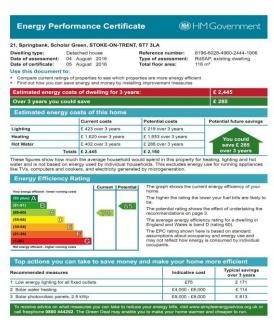












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