



Wright Marshall
Estate Agents

5 PHEASANT DRIVE, WINCHAM, NORTHWICH
CW9 6PX

OFFERS OVER £300,000



Located in the village of Wincham, this lovely, three bedroom detached family home is ideal for the family, situated in a cul de sac close to Northwich and Knutsford.

A stunning, three bedroom detached family home which has undergone a full high end refurbishment. The property is located in a much sought after cul-de-sac in the pretty village of Wincham.

DESCRIPTION

A stunning, three bedroom detached family home which has undergone a full high end refurbishment. The property is located in a much sought after cul-de-sac in the pretty village of Wincham. The property was originally built with four bedrooms however the current vendors wished to create a indulgent master bedroom with ensuite, the fourth bedroom could easily be reinstated if required. The focal point of the property is the wonderful open plan kitchen/living/dining room ideal for family living with french doors opening onto the landscaped rear garden. All windows, doors, soffits, fascia, gutters and all internal flooring are new.

LOCATION

The property is located in the attractive semi rural village of Higher Wincham which borders the well renowned villages of Plumley and Pickmere. Higher Wincham benefits from an excellent village store and an excellent state and private schools nearby. Higher Wincham is ideals for those who wish to live in a village with a rural feel but be within minutes drive of the up market town of Knutsford which offers a variety of superb restaurants, and social amenities as well as the beautiful Tatton Park which hosts a number of events throughout the year. The market town of Northwich is only five minutes drive away and offers a huge range of supermarkets and shopping facilities as well as Marbury Park and wonderful canal walks. Both Knutsford and Northwich have a cinema. For the commuter the A556 offers easy access to the M56 and M6, with Manchester airport being less than a thirty minute drive away.

ENTRANCE HALL

A composite entrance door allows access into the hallway with stairs ascending to the first floor, central heating radiator, with double doors allowing access into :

LOUNGE

19'7" 0'0" x 12'4" (5.97 0.00 x 3.78)

With a uPVC double glazed bay window to the front elevation, TV point, feature fireplace surround incorporating a remote controlled gas fire, two central heating radiators with thermostats.



CLOAKROOM

From the hallway a door allows access into the cloakroom with a low level WC, vanity wash hand basin with tiled splashback, ceiling fan.

DINING / KITCHEN

18'8" x 10'0" (5.69 x 3.07)

From the hallway a door allows access into the dining / kitchen fitted with a range of grey fronted base and wall mounted units with worktops over, incorporating a 1 1/2 bowl ceramic sink with mixer and instant hot water tap, built in double electric oven and four ring induction hob, built in dishwasher and fridge, wall mounted TV point, double uPVC French Doors to the rear garden, a uPVC double glazed window to the rear. Contemporary style central heating radiator with thermostat. There is a handy understairs storage cupboard for coats and shoes, with power and lighting. A glazed door allows access into the:



UTILITY ROOM

10'2" x 7'10" (3.10 x 2.41)

With a uPVC double glazed window to the rear, composite door to outside, central heating radiator. Fitted with a range of base units with a worktop over, incorporating a ceramic Belfast sink with mixer tap. Space and plumbing for washing machine, space for tumble dryer and space for large fridge/freezer.



FIRST FLOOR LANDING

With access to the loft, a uPVC double glazed window to the side, built in airing cupboard with newly fitted hot water tank.

MASTER BEDROOM

12'2" x 16'9" (3.71 x 5.11)

There are two uPVC double glazed windows to the front , two central heating radiators with thermostats, range of built in wardrobes, with a door allowing access into :



ENSUITE

An oversized fully tiled shower cubicle with a dual headed shower, wall mounted wash hand basin with drawer beneath, low level WC, contemporary style central heating radiator, high level uPVC double glazed window to the side , inset ceiling spotlights.



MAIN BATHROOM

With a slipper style bath with mixer tap, built in wash hand basin with drawer beneath and low level WC, contemporary style central heating radiator, tiled floor and walls, inset ceiling spotlights.



BEDROOM 2

10'0" x 9'8" (3.05 x 2.97)

With a uPVC double glazed window to the rear, central heating radiator with thermostat.

BEDROOM 3

6'11" x 8'9" (2.13 x 2.67)

With a uPVC double glazed window to the rear, central heating radiator with thermostat.

FRONT

To the front of the property is a lawned garden area and a tarmac driveway, allowing parking for several vehicles, leading to :

SINGLE GARAGE

16'6" x 8'2" (5.05 x 2.51)

With an up and over door, light and power, wall mounted gas central heating boiler.

REAR GARDEN

A gate to the side allows access along the side of the property into the rear garden. This features a paved patio area leading onto the lawn, there is a brick walled boundary and new lapped fencing to the sides and rear. There are established borders planted with a variety of shrubs and edged with brick and a garden shed plus an outside tap.



TENURE

We believe the tenure of the property to be freehold.

SERVICES

We believe the following services to be connected to the property: gas, electricity, water and mains drainage.

EPC

67 / 83 D

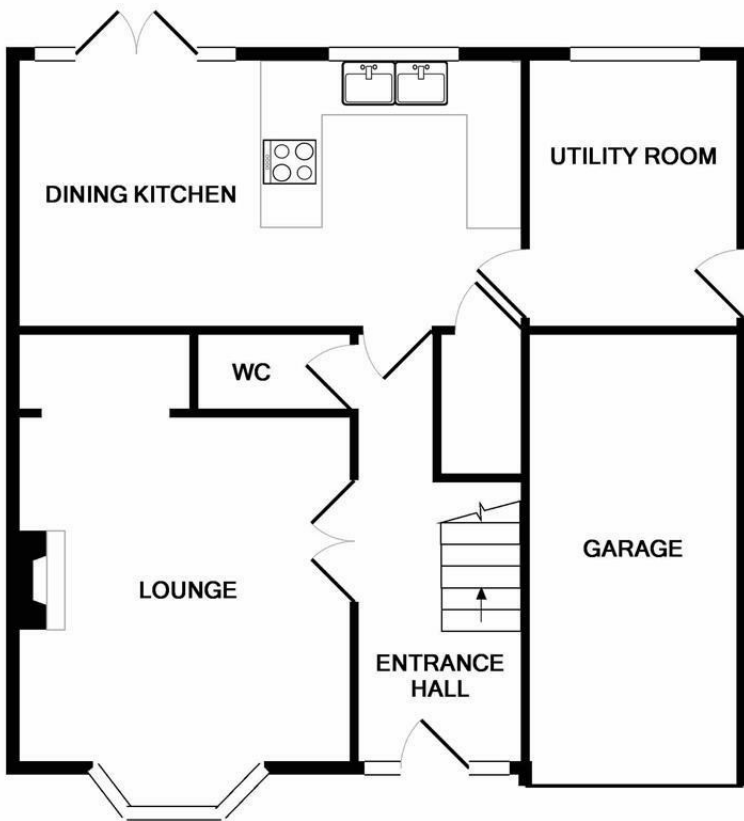
VIEWING

Strictly by appointment with the agents Knutsford Office :
Telephone 0565 621624

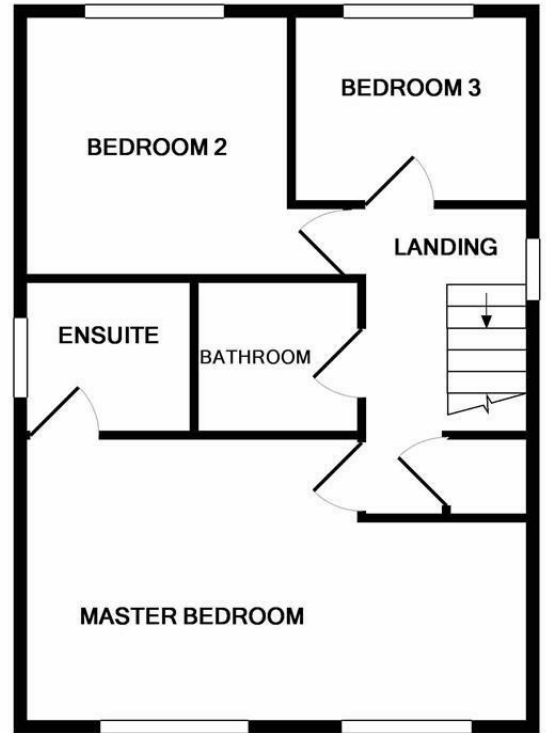
MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



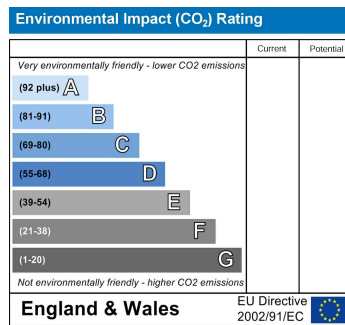
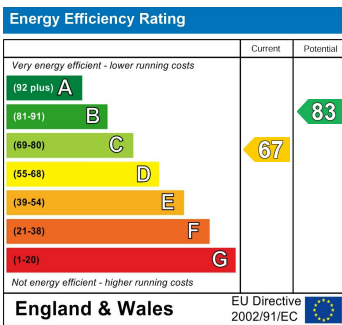
GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1192 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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