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Total floor area 151.3 sq.m. (1,629 sq.ft.) approx



£350,000



14 PEAR TREE DRIVE
 WINCHAM
 NORTHWICH
 CW9 9EZ



COUNCIL TAX BAND: E



A smartly presented detached house, offering spacious and well balanced accommodation including a large double reception room with an adjoining conservatory, a breakfast kitchen, four bedrooms and two stylish bathrooms.

Description

Pear Tree Drive is a popular residential road, forming part of a larger development situated close to the heart of Higher Wincham village, comprising mostly of modern detached houses. No. 14 occupies a prime position close to the entrance of the development, with a favourable South Westerly facing rear garden. The property is within walking distance of the highly acclaimed and OFSTED outstanding primary school as well as a village convenience store.

The house offers well-balanced accommodation extending to around 1630 sq ft in all, presented in good order throughout, comprising of two open plan reception rooms, one with an adjoining conservatory garden room extension, and a modern fitted kitchen breakfast room. On the first floor level there are four bedrooms and two bathrooms which have both recently been refitted.

Entrance vestibule

UPVC entrance door to front with side window, wood effect flooring and door to:

Reception hall

Stairs leading to the first floor with a useful under stairs storage cupboard. Wood effect flooring and built-in cloaks cupboard.

Living room

A large double size reception room with wood effect flooring throughout, and a large double glazed picture window to the front. Fireplace housing a living flame gas fire and sliding doors to the:

Conservatory

Wood effect flooring throughout and French doors to the rear garden.

Kitchen breakfast room

Generous kitchen breakfast room with an attractive range of matching wall and base level kitchen cabinets, surmounted with contrasting laminated worktops incorporating a 1 1/2 bowl single drainer sink unit with a mixer tap. Freestanding multi oven range cooker. Space and plumbing for both a washing machine and dishwasher. Space for a fridge freezer. Double glazed window and entrance door to the rear garden. Built-in larder cupboard.

First floor landing

Loft access to the roof void.

Bedroom One

A generous double bedroom with a large double glazed window to the front and range of quality built-in bedroom furniture incorporating wardrobes drawers and a dressing table.

Bedroom Two

Double sized bedroom with a large double glazed window to the rear and a built-in airing/linen cupboard.

Bedroom Three

A good size double bedroom with a double glazed window to the front.

Bedroom Four

Double glazed window to front and built-in wardrobe with double doors.

Bathroom

A spacious family bathroom fitted with a contemporary style white suite comprising of a shaped bath with a glass shower screen mixer tap and thermostatic shower, pedestal wash basin and low-level WC. Chrome ladder towel radiator and opaque double glazed window to rear.

Shower Room

Refitted with a contemporary style suite comprising of a wet room style shower enclosure with a three-quarter height glass screen and thermostatic mixer shower, pedestal wash basin and low-level WC. Chrome ladder towel radiator and opaque double glazed window to rear.

Outside

To the front of the property is a wide block paved driveway providing parking space for two cars in addition to the attached single garage.

The rear garden is enclosed to all sides by a combination of panel fences and mature planting including some specimen trees. The garden is laid mostly to lawn with a concrete flag patio situated to the rear of the house accessed from both the kitchen and the conservatory.