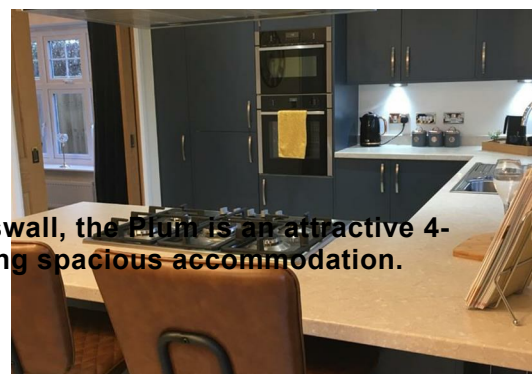




Wright Marshall
Estate Agents

**PLOT 5 SALTERS GROVE , SALTERSWALL,
WINSFORD CW7 2GY**

£399,995



Situated on the newly launched 'Salters Grove' development in Salterswall, the Plum is an attractive 4-bedroom detached home with a thoughtfully designed layout offering spacious accommodation.

- Four double bedrooms
- Three bathrooms
- Solar Panels
- Block paved driveway
- Choice of fitted kitchen with integrated appliances *
- Choice of carpets and floor tiling *
- Finished front and rear gardens with turf and fencing
 - Sky dish and Freeview Aerial
 - Superior standard specification
- New home due to be ready Spring 2022

* Subject to Build Stage

**** THIS PLOT IS NOW RESERVED ****

AGENTS NOTE

Please note the photographs are indicative only.

Archway Homes are delighted to announce our new development Salters Grove, situated on Chester Lane, Salterswall, in the heart of Cheshire.

This superb development consists of 18 desirable freehold properties, 5 of which offer affordable housing for local people. Professionals and families will be spoilt for choice between the remaining four designs of stylish four-bedroom properties, each with its own garage and gardens.

The Plum is a beautiful double-fronted 4-bedroom home with detached double garage.

The ground floor features a generous open-plan kitchen and family area which benefits from French doors opening onto the garden and double doors into a formal dining room. A utility and cloakroom lead off the family room and a separate living room completes the ground floor.

Four spacious bedrooms, two with en suite and a family bathroom can be found upstairs, making this a perfect family home.

LOCATION

Salterswall is nestled between the villages of Whitegate and Little Budworth and the thriving town of Winsford. Northwich town centre is approx. 6 miles away with the historic centres of Knutsford, and Chester reachable by car in under 30 mins*. The M6, M56, A54 and A49 are all within close proximity allowing easy access to all the major centres in the North West and beyond. Winsford train station lies approximately 4 miles away. From here you can access trains to Liverpool and Crewe, providing an interchange to destinations further afield. The nearest national cycle routes are numbers 71, 5 and 551.

*Times approximate and traffic dependant, tolls may apply.

With two supermarkets close by, Winsford Cross Shopping Centre and Winsford market for traditional and artisan stalls under 3 miles away, retail therapy couldn't be easier. If you are looking for artisan and craft offerings, then the Hollies Farm Shop and Blakemere Village are a short drive away. Equally, both Tarporley, Chester and Knutsford, with their historic centres and designer shops are both under 30 minutes by car.

Living in the heart of Cheshire means lovers of the great outdoors have a wealth of nature pursuits to choose from. Delamere Forest, Tatton Park and Winsford Flashes are popular destinations, for walks, sailing, fishing and wildlife spotting.

For the more adventurous, Oulton Park racetrack is approx. 3 miles away, and for families, Chester Zoo and the Blue Planet Aquarium make for superb days out.

If keeping fit and sports are on the agenda, the Brio leisure centre has classes and activities to suit everyone - swimming; martial arts; tennis; athletics; gym classes and ball sports are all on offer here. If you love water sports then try your hand at Winsford Flash sailing club, where youth and adult courses are available.



DOWNSTAIRS DIMENSIONS

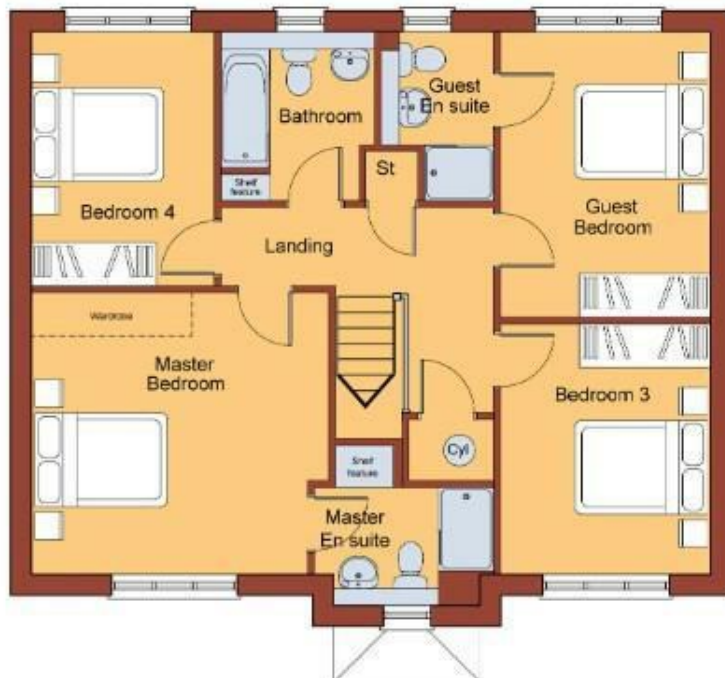
LIVING ROOM:
4200mm x 4000mm
13' 9" x 13' 1"

FAMILY / BREAKFAST:
4350mm x 3600mm
14' 3" x 11' 10"

KITCHEN:
3600mm x 3300mm
11' 10" x 10' 9"

DINING:
3150mm x 4000mm
10' 4" x 13' 1"

UTILITY:
2450mm x 1900mm
8' x 6' 3"



UPSTAIRS DIMENSIONS

MASTER BEDROOM:
4250mm (max) x 4025mm (inc. wardrobes)
13' 11" (max) x 13' 1" (inc. wardrobes)

MASTER EN SUITE:
2525mm (max) x 1625mm
8' 3" (max) x 5' 5"

GUEST BEDROOM:
4075mm x 2975mm
13' 4" x 9' 9"

GUEST EN SUITE:
2400mm (max) x 1600mm
7' 10" (max) x 5' 3"

BEDROOM 3:
3575mm x 2975mm
11' 9" x 9' 9"

BEDROOM 4:
3625mm x 2590mm
11' 10" x 8' 6"

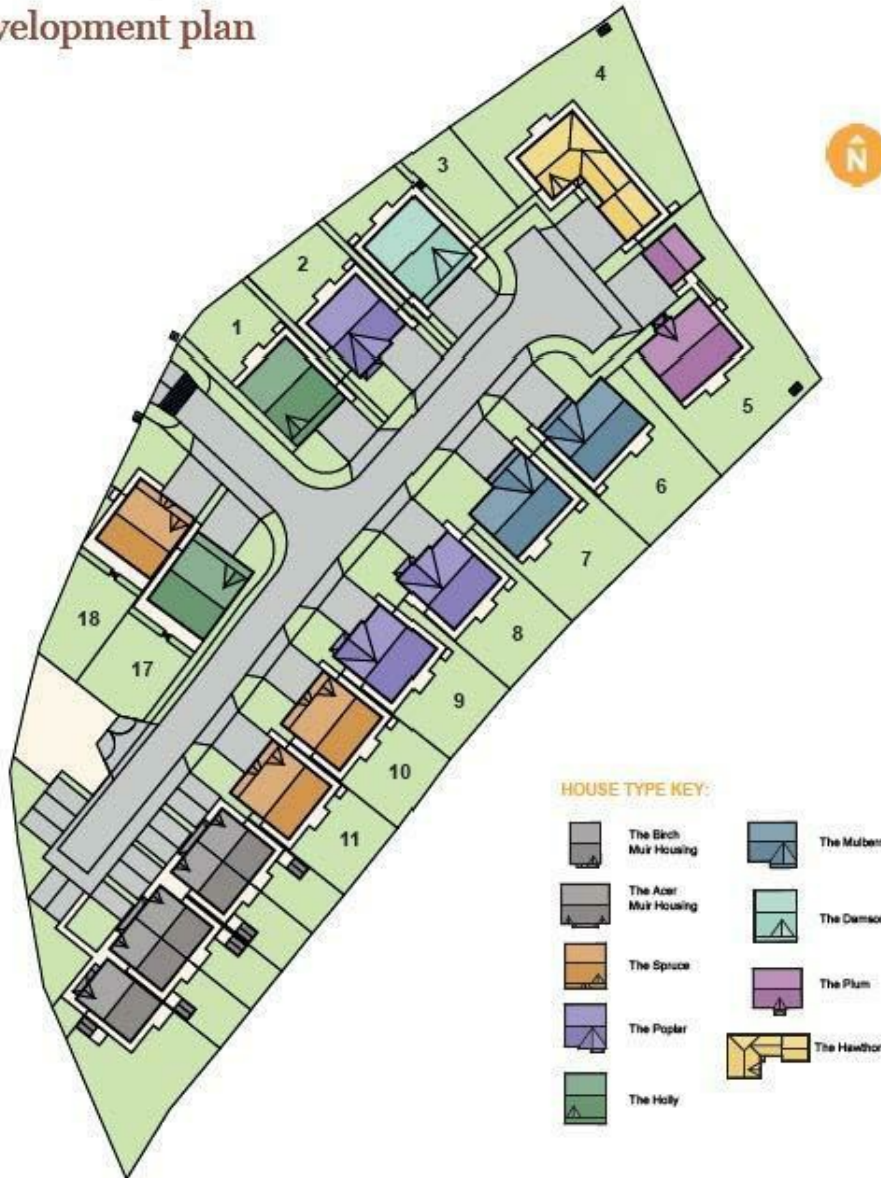
BATHROOM:
2400mm (max) x 2150mm
7' 10" (max) x 7' 2"

Specification

KITCHEN	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
Choice of kitchen units and work surfaces *	●	●	●
Stainless steel splashback behind hob	●	●	
S/Steel sink and drainer with chrome effect mixer tap	●	●	●
Energy efficient LED ceiling downlighters	●	●	●
USB plug socket	●	●	●
NEFF 4 ring gas hob	●	●	
NEFF 5 ring gas hob			●
NEFF 60cm box hood	●	●	
NEFF 90cm box island hood			●
NEFF electric single oven	●	●	●
NEFF integrated microwave		●	
NEFF combination microwave oven			●
NEFF integrated fridge freezer	●	●	●
NEFF integrated dishwasher	●	●	●
Utility room with sink and space for a washer and dryer	●	●	●
Mains wired heat detector with battery back up	●	●	●
Choice of ceramic floor tiles *	●	●	●
CLOAKROOM AND BATHROOMS	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
VitrA white sanitary ware	●	●	●
Grohe chrome taps and fittings	●	●	●
Grohe chrome thermostatic showers	●	●	●
Electric shower over bath	●		
Chrome thermostatic towel rails in bathroom and en suites	●	●	●
Chrome shaver sockets in bathroom and en suites	●	●	●
Choice of ceramic wall and floor tiling*	●	●	●
BEDROOMS	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
Choice of fitted Hammonds wardrobes to master and bedroom *	●	●	●
Chrome media panel to master bedroom	●	●	●
DOORS AND WINDOWS	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
Composite GRP Victorian style front door with chrome door furniture	●	●	●
Mult point locking system to external doors	●	●	●
Four panel oak veneered internal doors	●	●	●
Polished chrome effect door furniture	●	●	●
White finished UPVC sealed double glazed windows	●	●	●
White finished UPVC French doors to patio	●	●	●
Black painted up and over garage doors	●	●	●

ELECTRICAL	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
Solar PV Panels to roof	●		
Solar PV panels to roof, with iBoost function		●	●
Polished chrome sockets and switches throughout	●	●	●
Chrome media panels to living room and family room	●	●	●
SkyQ compatible satellite dish and digital TV aerial	●	●	●
Fibre broadband installed direct to the property	●	●	●
Energy efficient lighting throughout	●	●	●
Spotlights to kitchen, bathroom and en suites	●	●	●
Door chime	●	●	●
Mains wired smoke detectors with battery back-up	●	●	●
HEATING	THE SPRUCE	HOLLY POPLAR	PLUM GAMBON MULBERRY HAWTHORN
Dual zone gas central heating with high efficiency combi boiler	●		
Dual zone gas central heating with high efficiency system boiler		●	●
Square top radiators with thermostatic valves	●	●	●
GENERAL	ALL HOMES		
Off white painted walls with smooth white ceilings	●		
White painted staircase and handrail	●		
White painted architrave and ceiling	●		
Choice of carpets throughout *	●		
Lighting and power supply to loft	●		
EXTERNAL FEATURES	ALL HOMES		
1.8m high timber fence where specified	●		
Timber gates to rear	●		
High quality turf to front and rear gardens	●		
Outside tap	●		
Outside power socket	●		
Soft landscaping as per plan	●		
Riven buff paving as per plan	●		
Block paving in brindle and charcoal to roads and drives	●		
External lights to front and rear doors	●		
Electric vehicle charging point to garage	●		
Bird box and bug hotel	●		

Development plan



This development plan is indicative and only for guidance and does not form part of any contract or agreement. Further it does not show the individual dwelling boundaries or other factors that may affect the property. For specific details please contact Archway Homes Ltd.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Wright Marshall
Estate Agents

