



VINCENT JAMES  
ESTATE AGENTS

# MAYBERRY HOUSE DOBELLS ROAD, NORTHWICH, CW9 8DT

£595,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this SUBSTANTIAL DETACHED FAMILY HOME located on a PRIVATE DRIVE in the popular location of Leftwich. The accommodation of this well proportioned property includes: Hallway, WC, Lounge, Dining Room, Study, Kitchen & Utility Room to the ground floor and FIVE BEDROOMS, two ensuite and family bathroom to the first floor. Externally there are gardens to the front and rear elevation, off road parking and a Double Garage. Call us now to book your viewing!

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### Entrance Hallway

Accessed via front entrance door. Oak Flooring. Stairs to the first floor. Double doors leading to the Lounge and doors leading to the Kitchen, WC, Study and Storage Cupboard.



### Lounge

24'8 x 13'3

Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Two radiators. Oak Flooring. Feature fireplace with gas fire. Opening to the Dining Room.



### Dining Room

11'11 x 10'1

Double glazed window to the rear elevation. Oak Flooring. Radiator. Door to Kitchen,



### Breakfast Kitchen

21'10 max 9'11 max

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and drainer with mixer tap. Integrated Dishwasher & Fridge. Inset high level oven and five burner gas hob with extractor fan above. Part tiled walls. Two radiators. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation.



### Utility Room

9'11 x 5'5

Fitted with a base unit with worksurfaces above. Inset sink and drainer with mixer tap. Space for Washing Machine, Tumble Dryer and American Fridge Freezer. Wall mounted central heating boiler. Door to Garage. Rear access door to the garden.

### Study

10'3 x 7'3

Double glazed window to the front elevation. Oak Flooring. Radiator. Fitted office furniture & Wardrobe.



### Downstairs WC

Low level WC and wash hand basin. Oak Flooring. Radiator.

### Landing

Two double glazed windows to the front elevation. Galleried landing. Airing Cupboard. Radiator. Doors to all bedrooms and bathroom.





## Master Bedroom

21'4 max x 13'5 max

Two double glazed windows to the front elevation. Double glazed window to the side elevation. Range of fitted wardrobes. Walk in Wardrobe. Range of fitted wardrobes. Door to Ensuite Bathroom.

Range of fitted furniture. Storage cupboard. Door to Shower Room.



## Ensuite Shower Room

7'9 x 5'9

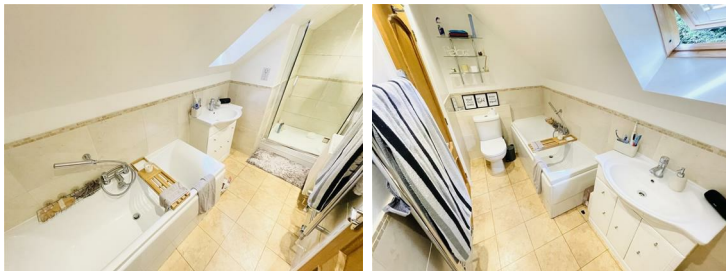
Low level WC, wash hand basin and shower cubicle. Part tiled walls. Heated towel rail. Double glazed window to the rear elevation. Inset spotlights.



## Ensuite Bathroom

13'5 x 5'1

Low level WC, wash hand basin, panelled bath and shower cubicle. Part tiled walls. Tiled floor. Inset spotlights. Heated towel rail & Radiator. Velux style window to the rear elevation.



## Bedroom Two

14'1 x 13'5

Double glazed window to the rear elevation. Radiator.

## Bedroom Three

13'5 x 10'2

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

## Bedroom Four

10'4 x 10'3

Double glazed window to the rear elevation. Radiator.

## Bedroom Five

10'2 x 7'1

Double glazed window to the front elevation. Radiator.

## Bathroom

10'4 x 5'8

Low level WC, wash hand basin, panelled bath and shower cubicle. Double glazed window to the rear elevation. Inset spotlights. Heated Towel Rail & Radiator.



perfect for alfresco dining and feature raised pond.  
Outdoor Power Socket & Tap.



## Externally - Side

To the side elevation there is an area for sheds with an access gate to the front elevation. Outdoor power socket.

## Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: G

## Externally - Front

To the front elevation there is off road parking for several vehicles. Lawned garden and Indian stoned pathway leading to the front door.



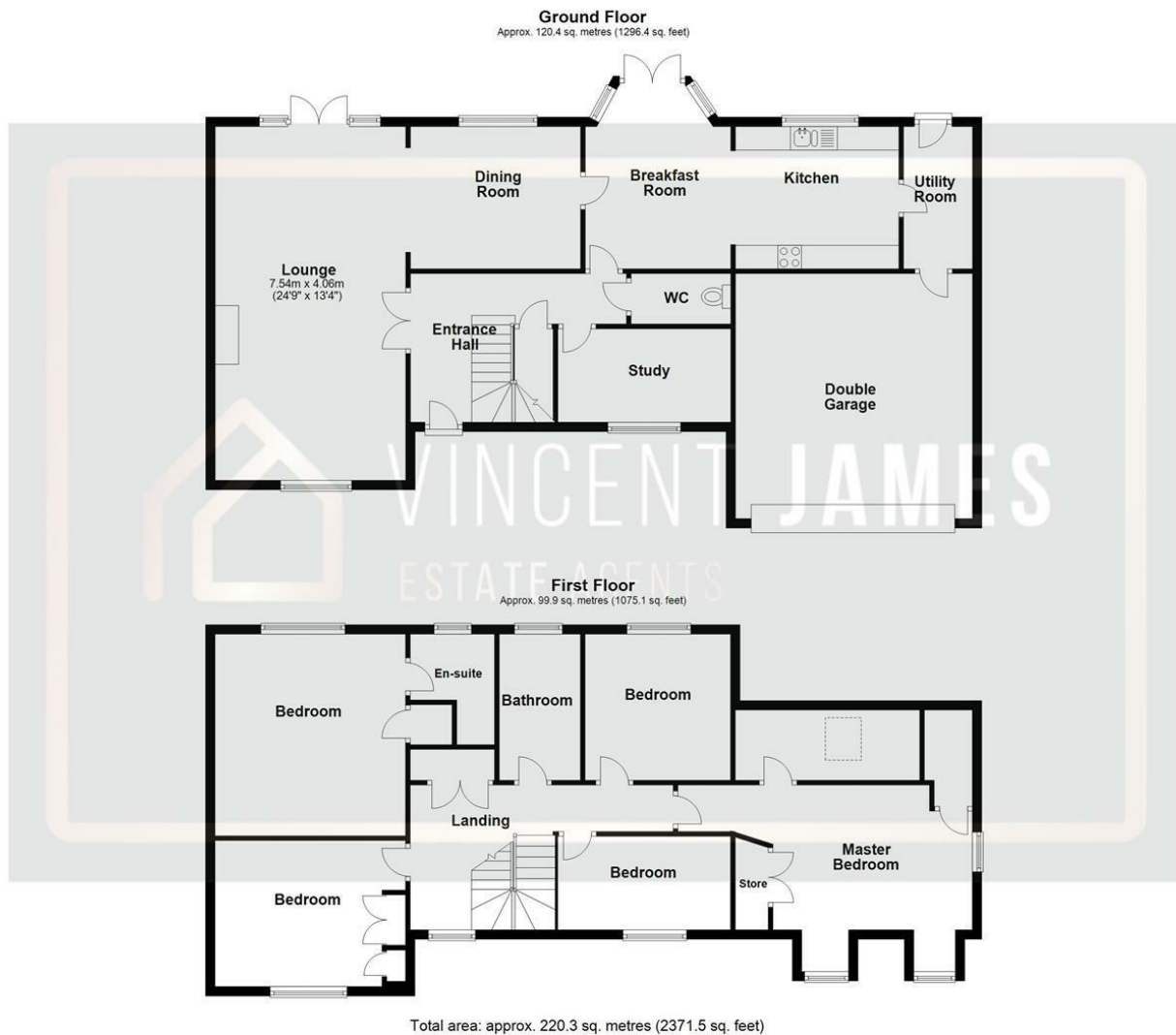
## Externally - Rear

Enclosed rear garden with Indian stoned paved patio leading to a lawned garden surrounded by mature planting and tree's. There is a further Indian Stoned patio

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

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

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