



VINCENT JAMES  
ESTATE AGENTS

8 WOBURN CLOSE, KINGSMEAD,  
NORTHWICH, CW9 8WT

£650,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this absolute STUNNING and SPACIOUS DETACHED FAMILY HOME located on the ever popular KINGSMEAD DEVELOPMENT. The property is situated in a lovely private and secluded spot just a stones throw from the River. The accommodation of this fabulous family home includes: Hallway, WC, Lounge, Dining Room, Kitchen Diner / Snug, Study / Games Room and Utility Room to the ground floor and FIVE DOUBLE BEDROOMS, Two Ensuities and family bathroom to the first floor. Externally there are front and rear gardens, PURPOSE BUILT HOME OFFICE / GARDEN ROOM, off road parking and INTEGRATED DOUBLE GARAGE. Viewing is an absolute must!

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### Entrance Hallway

Accessed via double glazed front entrance door with double glazed windows to either side. Travertine Tiled floor. Bespoke Oak / Glass Staircase leading to the first floor. Doors to Lounge, Dining Room, Family Room, WC, Shower Room, Utility Room & Kitchen. Inset spotlights. Two radiators.



### WC

5'1 x 3'6

Low level WC and Wash Hand Basin. Double glazed window to the front elevation. Heated towel rail. Tiled floor.

### Lounge

17'11 x 12'11

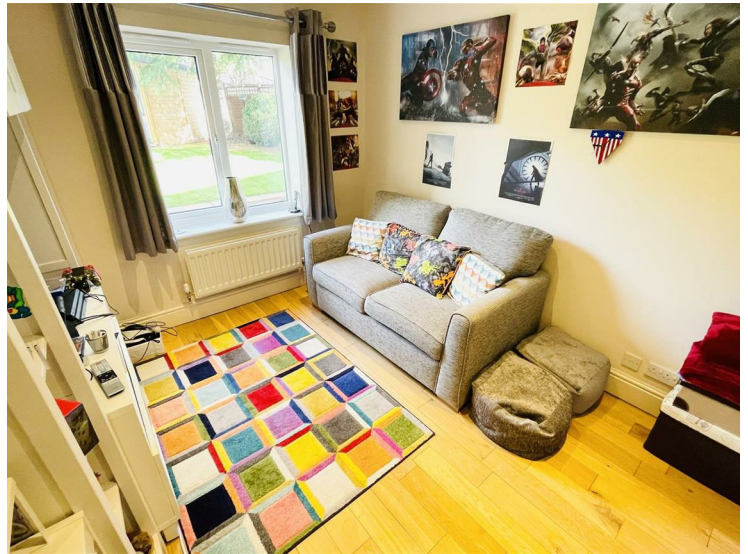
Double glazed French doors to the rear elevation. Oak Flooring. Two Radiators. Inset Feature Gas Fireplace.



### Study / Games Room

10'9 x 9'

Double glazed window to the rear elevation. Radiator. Oak Flooring.



### Dining Room

11'9 x 10'7

Double glazed window to the front elevation. Radiator. Oak Flooring.

### Utility Room

8'7 x 5'6

Fitted with a range of wall and base units with worksurfaces above. Inset sink and drainer. Space for washing machine and tumble dryer. Tiled floor. Radiator. Inset spotlights. Double glazed access door to the side elevation.

### Shower Room

6'4 x 2'9

Walk in shower area. Part tiled walls. Inset spotlights. Door to Garage.

## Kitchen Diner / Snug

20'1 x 18'8

Fitted with a range of wall, drawer and base units with bespoke Granite worksurfaces above. Integrated Larder Freezer, Under counter freezer and Dishwasher. Inset sink with mixer tap. Inset high level oven and Microwave. Feature island unit with inset hob and designer extractor fan above. Three Radiators. Two sets of double glazed French doors to the rear elevation. Double glazed window to the side elevation. Tiled floor.



## Landing

Galleried landing with bespoke oak and glass balustrade. Three double glazed windows to the front elevation. Loft access. Inset spotlights. Doors to all bedrooms and bathroom. Cupboard housing hot water tank.

## Master Suite

12'11 x 11'3

French doors with Juliet balcony to the rear elevation. Range of fitted wardrobes. Inset spotlights. Column Style Radiator.

Dressing Area - 8'7 x 5'7 - Range of fitted wardrobes. Inset spotlights. Door to Ensuite,



## Bedroom Two

14'4 x 11'6

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



## Ensuite Shower Room

7'4 x 4'7

Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Radiator.



## Ensuite Bathroom

9'2 x 8'1

Low level WC, wash hand basin, freestanding bath and walk in rainfall shower. Part tiled walls. Travertine Tiled floor. Heated towel rail. Inset spotlights. Double glazed window to the side elevation.

### Bedroom Three

11'9 x 10'4

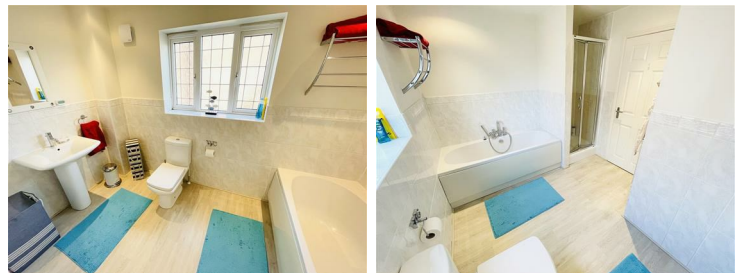
Double glazed window to the front elevation. Radiator. Inset spotlights. Fitted wardrobes.



### Family Bathroom

10'3 x 8'1

Low level WC, wash hand basin, panelled bath and shower cubicle. Double glazed window to the side elevation. Inset spotlights. Radiator.



### Bedroom Four

12'8 x 10'6

Double glazed window to front elevation. Radiator. Inset Spotlights.



### Externally - Front

Off road parking for two cars. Electric car charging point. Lawned garden with planting borders.



### Bedroom Five

10'5 x 8'7

Double glazed window to rear elevation. Radiator. Inset Spotlights.

## Externally - Rear

Enclosed private garden with Paved patio leading to lawned garden with mature planting borders. Purpose built home office / garden room. Two side access gates with generous space for storage etc. Garden Shed.



## Garden Room / Home Office

9'4 x 7'9

Double glazed French doors to the rear elevation. Two double glazed windows to the front elevation. Power & Light.



## Double Garage

18'4 x 17'3

Two electric doors to the front elevation. Power & Light. Courtesy door to the side elevation.

## Extra Information

Tenure: Freehold

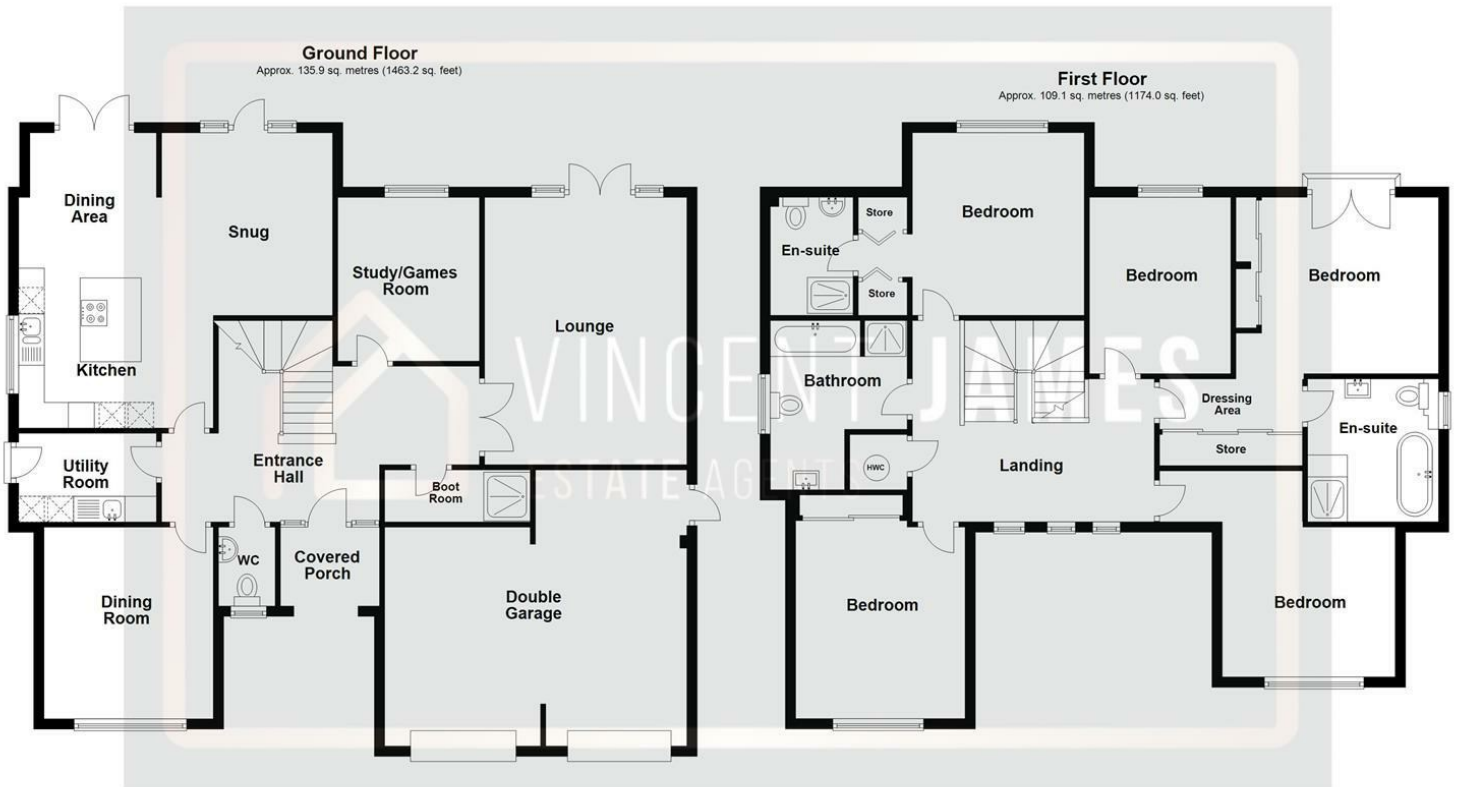
Length of lease: N/A

Annual Ground Rent: N/A

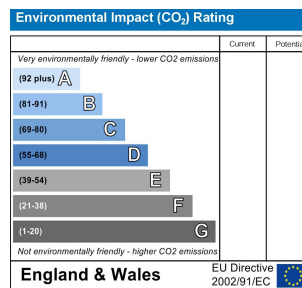
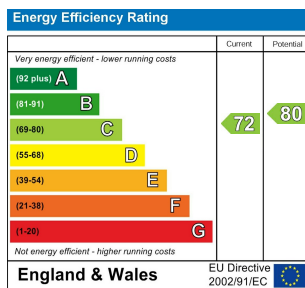
Service Charge: N/A

Service Charge Review Period: N/A

Council Tax Band: G



Total area: approx. 245.0 sq. metres (2637.1 sq. feet)



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