



VINCENT JAMES
ESTATE AGENTS

12 HOLKAM CLOSE, KINGSMEAD,
NORTHWICH, CW9 8XW

£600,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this absolutely STUNNING and SPACIOUS DETACHED FAMILY HOME located on the ever popular KINGSMEAD DEVELOPMENT. The property is situated in a lovely private and secluded spot. The accommodation of this fabulous family home includes: Hallway, WC, Lounge, Sitting Room, Kitchen Diner and Utility Room to the ground floor and FIVE DOUBLE BEDROOMS, Two Ensuites and family bathroom to the first floor. Externally there are front and rear gardens, off road parking and INTEGRATED DOUBLE GARAGE. Viewing is an absolute must!

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Entrance Hallway

Accessed via front entrance door. Wooden Flooring. Stairs to first floor. Radiator. Doors to WC, Sitting Room, Lounge, Kitchen Diner & Garage.



WC

6'9 x 4'1

Low level WC and wash hand basin. Part tiled walls. Tiled floor. Radiator. Double glazed window to the side elevation.



Sitting Room

10'9 x 10'3

Double glazed window to the front elevation. Radiator. Wooden Flooring,



Lounge

18'8 x 13'1

Double glazed French doors to the rear elevation. Two radiators. Feature fireplace with inset gas fire,



Kitchen Diner

20'7 x 15'3

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Integrated Dishwasher & Fridge Freezer. Two inset ovens with electric induction hob and extractor fan above. Inset spotlights. Radiator. Amtico Flooring. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Door to Utility Room.



Utility Room

5'8 x 5'7

Base unit with worksurface above. Inset sink and drainer with mixer tap. Space for Washing Machine & Tumble Dryer. Cupboard housing boiler. Access door to the side elevation,

Landing

Doors to all bedrooms and bathroom. Cupboard housing hot water tank. Loft access.



Master Bedroom

15'5 x 14'4

Two double glazed windows to the front elevation. Radiator. Door to Ensuite.



Ensuite Shower Room

10'8 x 4'7

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

Ensuite Shower Room

7'1 x 6'2

Low level WC, wash hand basin and walk in shower with rainfall head. Tiled walls and floor. Heated towel rail. Double glazed window to the side elevation,



Bedroom Three

15'6 x 10'9

Double glazed window to the rear elevation. Radiator.

Bedroom Two

15'2 x 12'6

Double glazed window to the front elevation. Radiator. Door to Ensuite.



Bedroom Four

13'2 x 11'2

Double glazed window to the rear elevation. Radiator.



Externally - Front

Off road parking. Lawned area. Planting borders.

Bedroom Five

11'2 x 9'7

Double glazed window to the rear elevation. Radiator.



Externally - Rear

Paved patio leading to lawned garden with mature trees and planting. Access gate.

Family Bathroom

8'8 x 6'6

Low level WC, wash hand basin and panelled bath with rainfall shower above. Tiled walls and floor. Heated towel rail. Double glazed window to the side elevation.



Integrated Double Garage

17'8 x 15'2

Two up and over doors to the front elevation. Power & Light.

Extra Information

12 HOLKAM CLOSE, KINGSMEAD, NORTHWICH, CW9 8XW

Tenure: Freehold

Length of lease: N/A

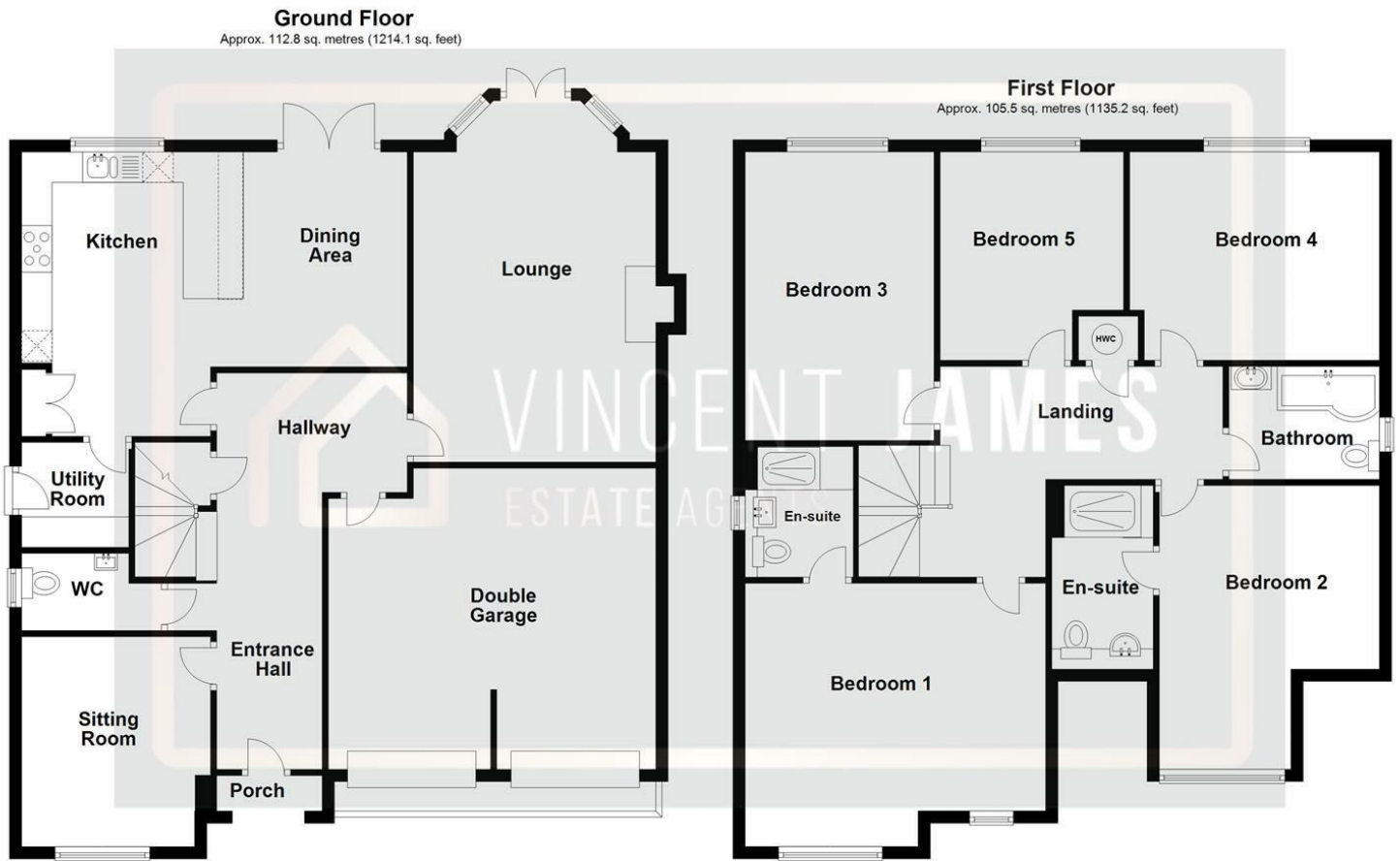
Annual Ground Rent: N/A

Service Charge: N/A

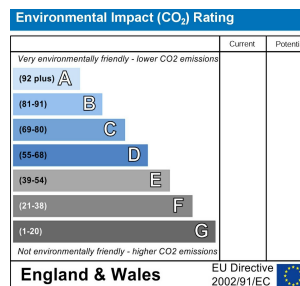
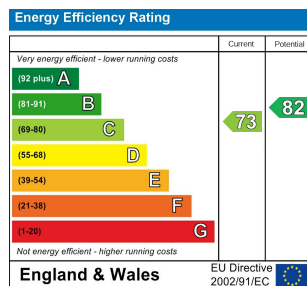
Service Charge Review Period: N/A

Council Tax Band: G

TEL: 01606 663939



Total area: approx. 218.2 sq. metres (2349.2 sq. feet)



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