



VINCENT JAMES  
ESTATE AGENTS

27 WILDINGS GROVE,  
DAVENHAM,  
NORTHWICH, CW9 8SR

£550,000



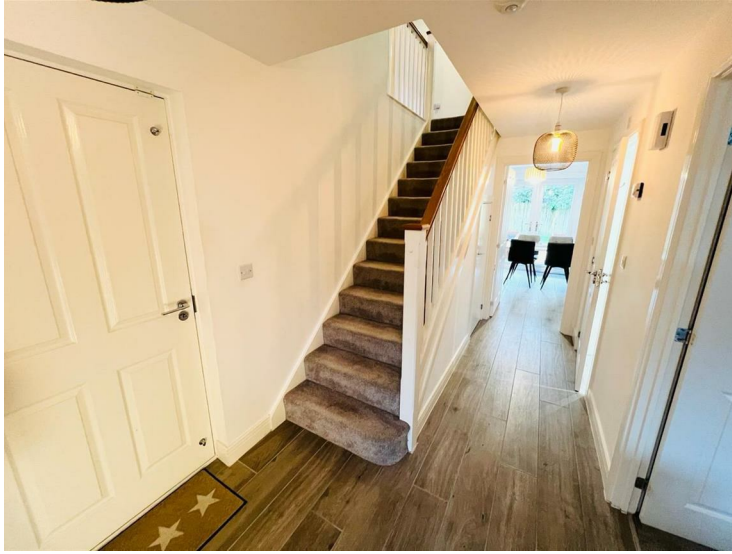
VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this absolute STUNNING and SPACIOUS DETACHED FAMILY HOME located in the extremely sought after village of DAVENHAM. Built by Bellway Homes to their Acacia design, the accommodation includes: Entrance Hallway, WC, Lounge, Kitchen Diner and Utility Room to the ground floor and FOUR BEDROOMS, bathroom and TWO ENSUITES to the first floor. Externally the property provides a private drive and has gardens to the front and rear elevation, off road parking and garage.

\*\*\*FREEHOLD\*\*\*

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## Entrance Hallway



Accessed via double glazed front entrance door. Double glazed window to the front elevation. Tiled floor. Stairs to first floor. Understairs storage cupboard. Radiator. Doors to Garage, Lounge WC and Kitchen.

## WC



Low level WC and wash hand basin. Inset spotlights. Tiled floor. Radiator. Inset mirror.

## Lounge



15 x 11'4

Double glazed window to the front elevation. Radiator.

## Garage

Up and over door to the front elevation. Power & Light. Wall mounted boiler. Car charger.

## Kitchen Diner



28'7 x 10'8

Kitchen - Fitted with a range of wall, drawer and base units with worksurfaces above. Inset sink and drainer with mixer tap. Inset double oven. Inset five ring burner with extractor fan above. Inset Fridge Freezer. Integrated Dishwasher. Inset spotlights. Double glazed window to the rear elevation. Radiator. Tiled Floor. Door to Utility Room.

Dining / Living Space - Double glazed French doors to the rear elevation. Double glazed window to the rear elevation. Inset spotlights. Radiator. Tiled floor

## Utility Room

5'8 x 4'6

Base unit with worksurfaces above. Space for Washing Machine/Tumble Dryer. Tiled floor. Radiator. Sink with tap above and drainer.

## Landing



Doors to all bedrooms and bathroom. Loft access leading to fully boarded loft space. Radiator. Cupboard housing hot water tank.

## Master Bedroom



11'4 x 15'9

Double glazed window to the front elevation. Range of fitted wardrobes with inset mirrored doors. Radiator. Door to Ensuite.

## Master Bedroom En-Suite



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

## Bedroom Two



15 x 10

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



### Bedroom Two En-Suite



Low level WC, wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Heated towel rail. Inset spotlights.

### Bedroom Three



11'1 x 10'7  
Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

### Bedroom Four



10'6 x 10'2  
Double glazed window to the rear elevation. Radiator.

### Family Bathroom



Low level WC, wash hand basin and panelled bath with shower above. Part tiled walls. Tiled floor. Heated towel rail. Inset spotlights. Double glazed window to the rear elevation.

### Externally - Front



Driveway providing off road parking. Lawned garden.  
Gated side access to rear.

### Externally - Rear



Enclosed rear garden with lawned garden. Fence  
surrounding with raised planting beds.

### Extra Information

Tenure: Freehold

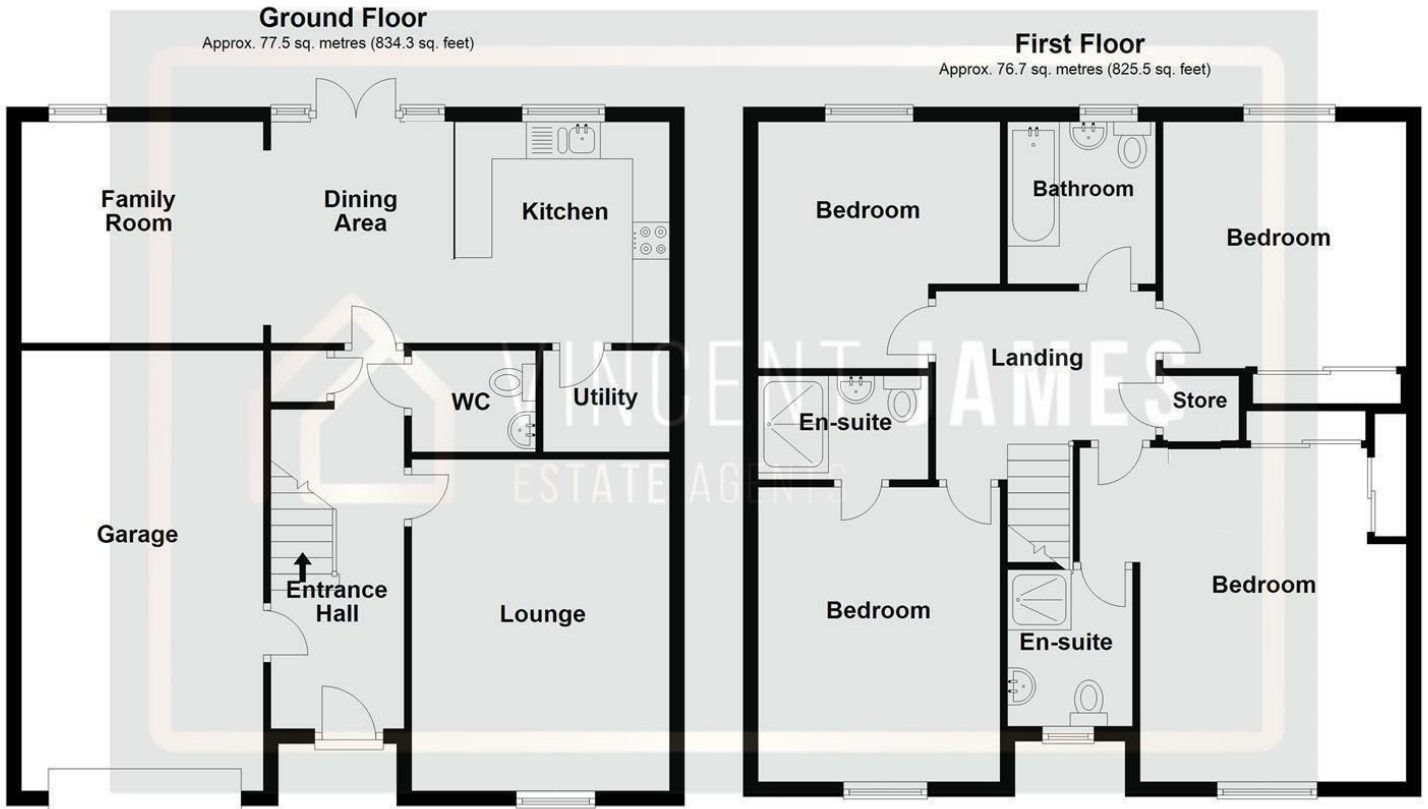
Length of lease: N/A

Annual Ground Rent: N/A

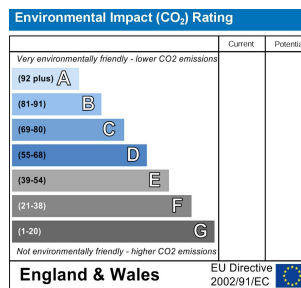
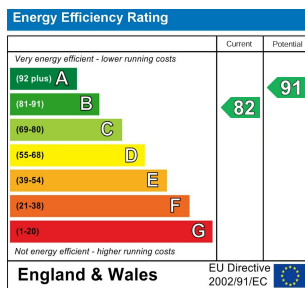
Service Charge: Approx £196 per annum

Service Charge Review Period: TBC

Council Tax Band: E



Total area: approx. 154.2 sq. metres (1659.7 sq. feet)



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