



ROYAL FOX

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- **Superb, Executive Detached**
- **Four Bedrooms**
- **Beautifully Presented**
- **Open Plan Kitchen/Diner**
- **En-Suite & Guest WC**
- **Integral Double Garage**
- **Generous Enclosed Rear Garden**
- **Quality Fixtures & Fittings**
- **Highly Regarded Kingsmead Location**



MODERN, STYLISH EXECUTIVE DETACHED - 4 BEDROOMS - EN-SUITE TO MASTER - INTEGRAL DOUBLE GARAGE - IMPROVED TO AN EXCELLENT STANDARD ... Royal Fox Estates are proud to offer this exceptional & spacious family home which has undergone meticulous improvement by the current owners and finished to an enviable standard - situated in one of the highest regarded spots within the Kingsmead development.

ACCOMMODATION: Comprising of ... To the ground floor: Entrance Hall, versatile downstairs reception room currently used as a study/office, Cloakroom, Guest WC, Spacious lounge equipped with LOG BURNER & BI FOLDING DOORS leading out to the rear garden, as well as an open plan kitchen/diner with QUALITY FITTED APPLIANCES. To the first floor are four well proportioned bedrooms & two modernised bathrooms - (the main family bathroom and En-suite shower room to the principal bedroom.)

OUTSIDE: The property resides on a generous plot, to the front is a lawned garden and block paved drive suitable for two vehicles. To the rear is an enclosed & private rear garden, well maintained with stocked boarders & quality white porcelain paving slabs forming the patio area.

LOCATION: Dukes Way is prominently positioned in one of the more highly regarded spots in the Kingsmead development. Within walking distance are a wide range of amenities on the doorstep including Tesco supermarket, Kingfisher public house, medical center, day nursery, vets and Sir John Deans college making it the perfect location for growing & established families. Northwich Town Centre is a short five-minute drive away boasting a number of national chains and supermarkets, as well as Barons Quay development and multi screen Odeon cinema. Good access is afforded to the A556 with onward commutes to all the major Northwest commercial centres and both Manchester & Liverpool International Airports.



**22 Dukes Way
Kingsmead Northwich**

£550,000



Property Info:

- Tenure: Freehold
- Approx Sq. Footage - 1730 (162.4 Sq m)
- EPC Rating: TBC
- Council Band: E
- Mains Connected: Electric, Gas, Water, Sewage
- Parking Arrangements: Driveway & Double Garage

Accommodation

Entrance Hallway 13' 8" x 17' 9" (4.17m x 5.4m)

Cloakroom 5' 2" x 7' 7" (1.57m x 2.32m)

Guest WC 2' 11" x 7' 1" (0.88m x 2.17m)

Downstairs Study/Office 13' 2" x 8' 11" (4.007m x 2.72m)

Lounge 14' 2" x 13' 9" (4.31m x 4.19m)

Kitchen/Diner 17' 7" x 11' 7" (5.35m x 3.54m)

Double Garage 16' 11" x 16' 1" (5.15m x 4.89m)

First Floor Landing 11' 5" x 11' 3" (3.48m x 3.44m)

Bedroom One 11' 2" x 14' 4" (3.4m x 4.37m)

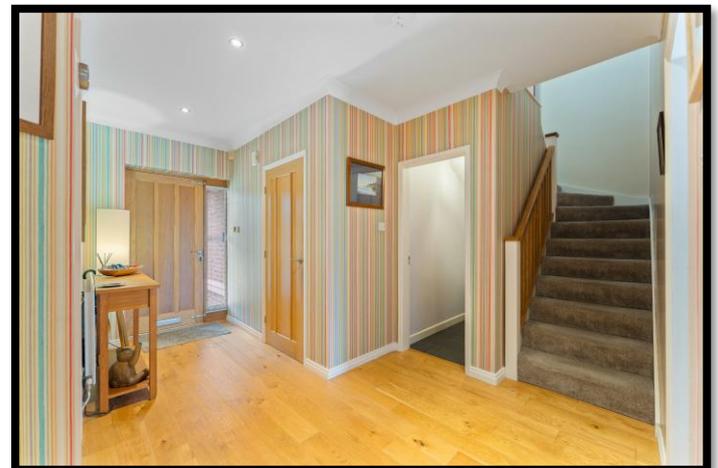
En-Suite Shower Room 3' 4" x 8' 4" (1.01m x 2.55m)

Bedroom Two 12' 5" x 9' 6" (3.79m x 2.90m)

Bedroom Three 9' 3" x 9' 1" (2.82m x 2.76m)

Bedroom Four 9' 3" x 6' 11" (2.82m x 2.11m)

Main Bathroom 6' 4" x 5' 10" (1.93m x 1.79m)





*“Put your property
in our hands...”*



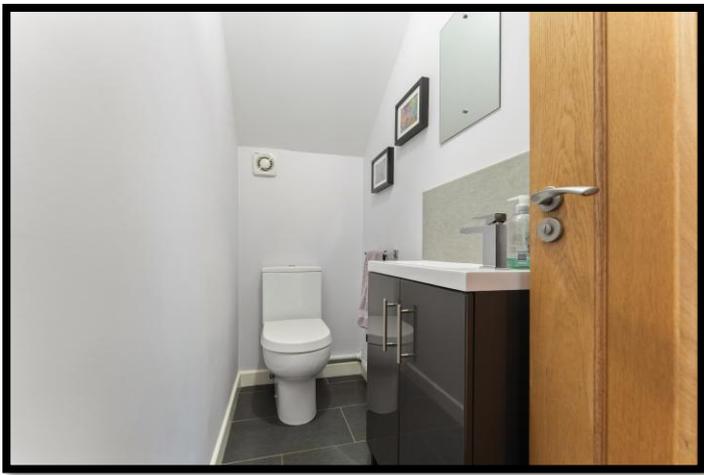
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
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e: info@royalfox.co.uk







Directions

Follow the A553 leaving Northwich, at the roundabout take the third exit onto regency way, at the next roundabout take the third exit onto Dukes way.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.

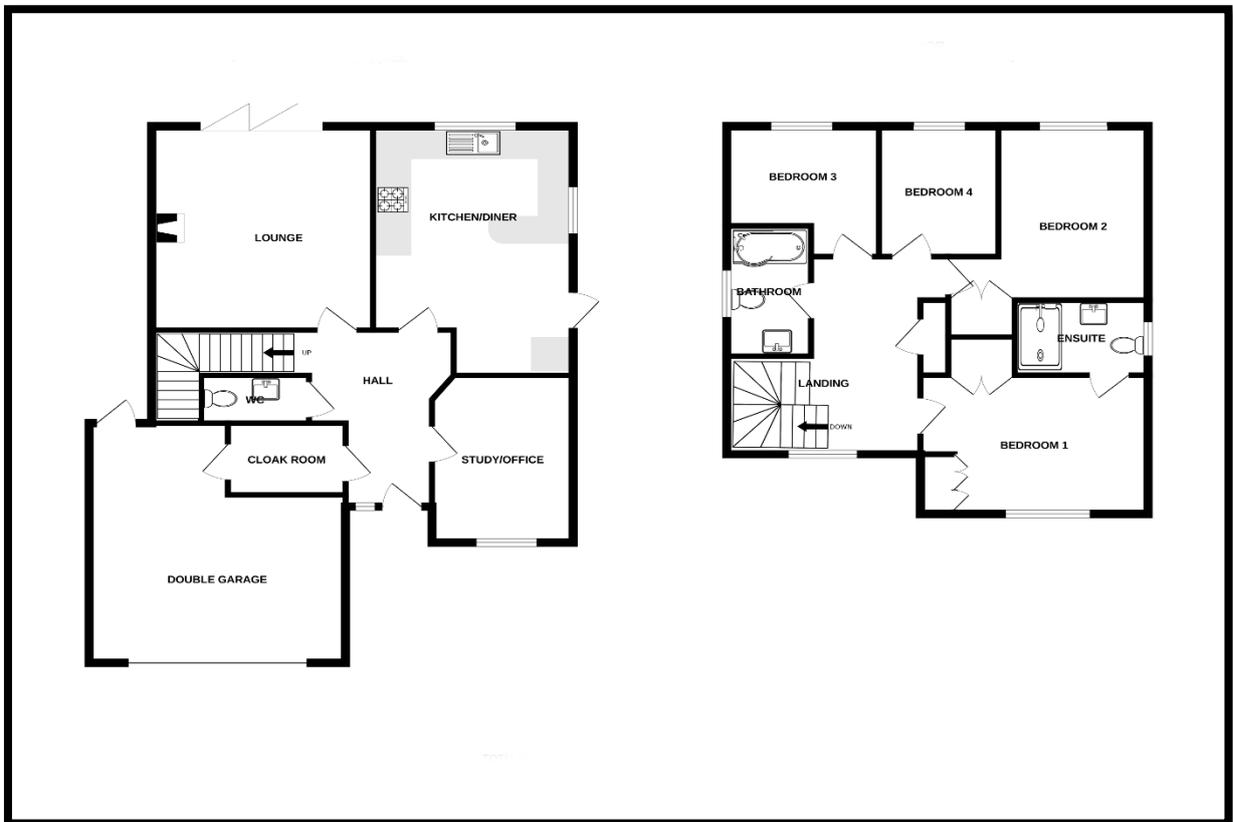
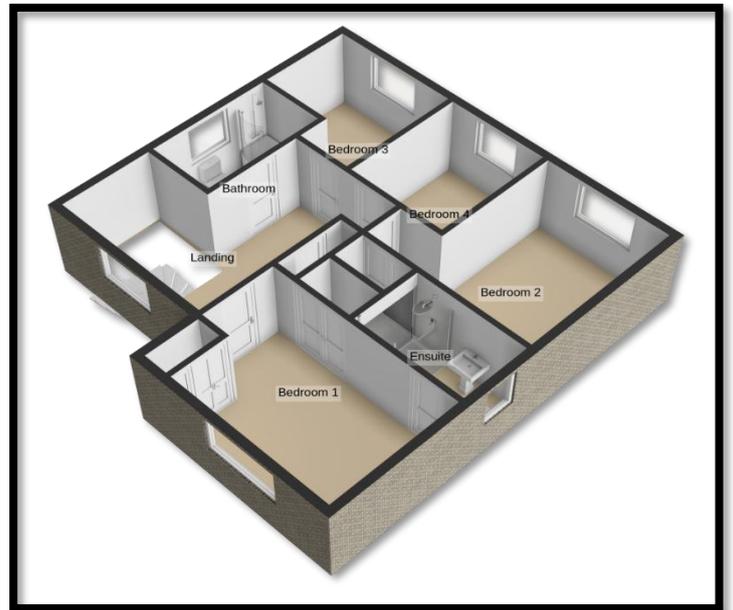
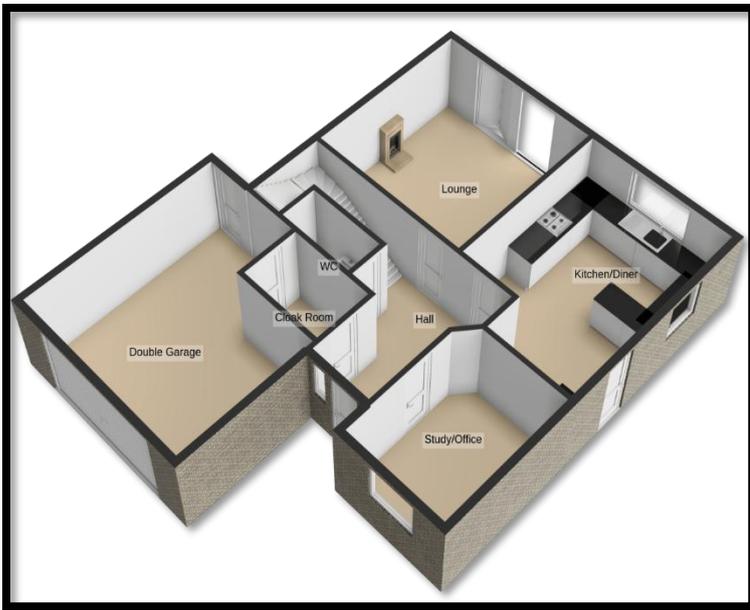


The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Connected: Electric, Gas, Water, Sewage
- Council Band: E
- Parking Arrangements: Driveway & Double Garage







Energy Performance Certificate

Dwelling type: Semi-detached house
Date of assessment: 23 April 2012
Date of certificate: 24 April 2012

Reference number: 8100-8779-0729-3026-7423
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£1,860
Over 3 years you could save		£561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	£45
Heating	£1,263 over 3 years	£588 over 3 years	£675
Hot Water	£438 over 3 years	£189 over 3 years	£249
Totals	£1,860	£1,251	£609

These figures show how much the average household would expect to pay for electricity, heating, lighting and hot water. This excludes energy use for running appliances like fridges, freezers, cookers, and any electricity generated by renewable generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	Yes
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	Yes
3 Low energy lighting for all fixed outlets	£28	£39	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.