



# ROYAL FOX

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## Key Features

- Modern Detached Home
- 'Appleton 2' Design
- Four Bedrooms
- Fabulous Family Kitchen
- GFCH
- UPVC Double Glazed
- En-Suite Master
- Cul-De-Sac
- Garage & Drive



## Main Description

**MODERN DETACHED HOME - IDEAL FAMILY PURCHASE - FOUR BEDROOMS - CUL-DE-SAC POSITION - SOUGHT AFTER DEVELOPMENT....** Royal Fox Estates are very pleased to offer to the open market this modern detached house built by Morris Homes to the 'Appleton 2' design. This substantial home with four spacious bedrooms and en-suite, built in robes and vaulted ceiling to the master bedroom. Downstairs you'll find a large lounge area with adjoining open-plan kitchen/dining room with connecting utility room and guest WC. With modern decoration the property features gas fired central heating, UPVC double glazed windows and integral single garage with up and over door, two car drive and to the rear is a private and attractive south facing garden. Winnington village affords easy access to both the A556 and A49 with onward links to the M56/6 motorway network with onward travel to Manchester, Chester, Warrington, Liverpool and Manchester International Airport. Outdoor and leisure activities to include Moss Farm sports complex, the famous Anderton boat lift and the picturesque Marbury Park Country Estate are all within a five minute car journey. The market town of Northwich is around 2 miles away and provides an excellent selection of local shops, larger stores and supermarkets. **Internal viewings on this excellent modern family home come highly recommended by the FOX.**

**Property Information Leasehold - 999 years from 2014 Ground rent £300 p.a Service charge £9.11 p.c.m - reviewed each April Council Band E**



**8 Austin Drive  
Winnington Village Northwich**

**Offers In Excess Of  
£330,000**



glazed window, double room having quality built wardrobes to one wall, neutral decoration, TV point and fitted radiator.

#### **En-Suite** 3' 10" x 7' 5" (1.17m x 2.25m)

Side facing UPVC double glazed window having opaque glass. Modern three piece suite finished in white comprising low-level WC, pedestal wash hand basin, double walk in shower cubicle with sliding doors and power shower attachment, complementary part tiled walls, fitted radiator.

#### **Bedroom Two** 12' 2" x 8' 7" (3.70m x 2.62m)

Double room with front facing UPVC double glazed window, built in cylinder cupboard, TV point and fitted radiator.

#### **Bedroom Three** 9' 10" x 8' 8" (3.00m x 2.64m)

Rear facing UPVC double glazed window having garden views, , neutral decoration, fitted radiator.

#### **Bedroom Four** 10' 1" x 7' 5" (3.08m x 2.25m)

Garden views, rear facing UPVC double glazed window and fitted radiator.

#### **Bathroom/WC** 6' 8" x 6' 6" (2.02m x 1.99m)

Rear facing UPVC double glazed window having opaque glass. Modern three piece suite finished in white comprising lo-level WC, pedestal wash hand basin, panelled bath with electric shower attachment over, complementary part tiled walls, fitted radiator.

#### **Outside**

To the front is a double width tarmac drive leading to the integral single garage. Boarded garden area with lawn and gated pathway extending to the side leading to the rear garden. Private south westerly facing garden, laid to lawn with well stoked flower beds, paved patio area and external tap.



## **Accommodation**

### **Reception Hallway** 4' 8" x 4' 4" (1.43m x 1.31m)

Composite part glazed entrance door, neutral decoration, staircase rising to the first floor accommodation, aqua grip wood effect floor covering, doorway through to the lounge, fitted radiator.

### **Lounge** 16' 5" x 11' 2" (5.00m x 3.41m)

UPVC double glazed bay window to front, modern and attractive decoration, double doors giving access to the family kitchen, under the stairs storage cupboard, TV point and fitted radiator.

### **Family Dining Kitchen** 15' 3" x 17' 1" (4.65m x 5.20m)

Great family space with dining area, UPVC double glazed double doors to rear garden and additional rear facing UPVC double glazed window, TV point. Fitted with an excellent range of white matching wall and base units having complementary rolled edged work tops and splash back tiling. Fitted one and a half bowl stainless steel sink and drainer with mixer tap, built in four ring stainless steel gas hob with matching electric double oven and canopy cooker hood. Integrated appliances include a dishwasher and larger fridge/freezer. With a fitted breakfast bar and doorway leading to both the utility and guest WC.

### **Utility Room** 5' 11" x 6' 5" (1.80m x 1.95m)

Rear facing UPVC double glazed window, side facing half glazed composite exit door and doorway to guest WC. Fitted units with inset sink and drainer, space and plumbing for a automatic washing machine and space for a tumble dryer.

### **Guest WC** 2' 9" x 5' 11" (0.85m x 1.80m)

Side facing UPVC double glazed window with opaque glass. Modern two piece suite in white comprising low-level WC, wash hand basin and fitted radiator.

### **Garage** 17' 6" x 8' 4" (5.33m x 2.55m)

Up and over manual door, power, lights and central heating boiler.

### **First Floor Landing** 7' 6" x 10' 2" (2.28m x 3.10m)

Neutral decoration, spindle balustrade, loft access.

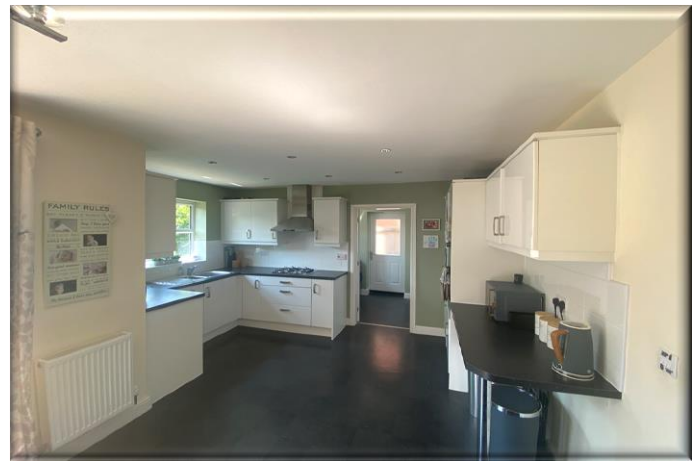
### **Master Bedroom** 10' 2" x 14' 5" (3.11m x 4.39m)

High ceiling and large front facing arched UPVC double





*"Put your property  
in our hands..."*

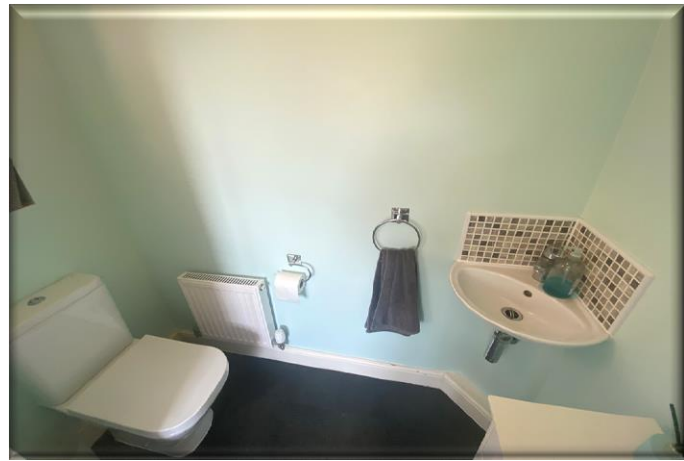


*"Ultimate Estate  
Agency....From The Fox"*

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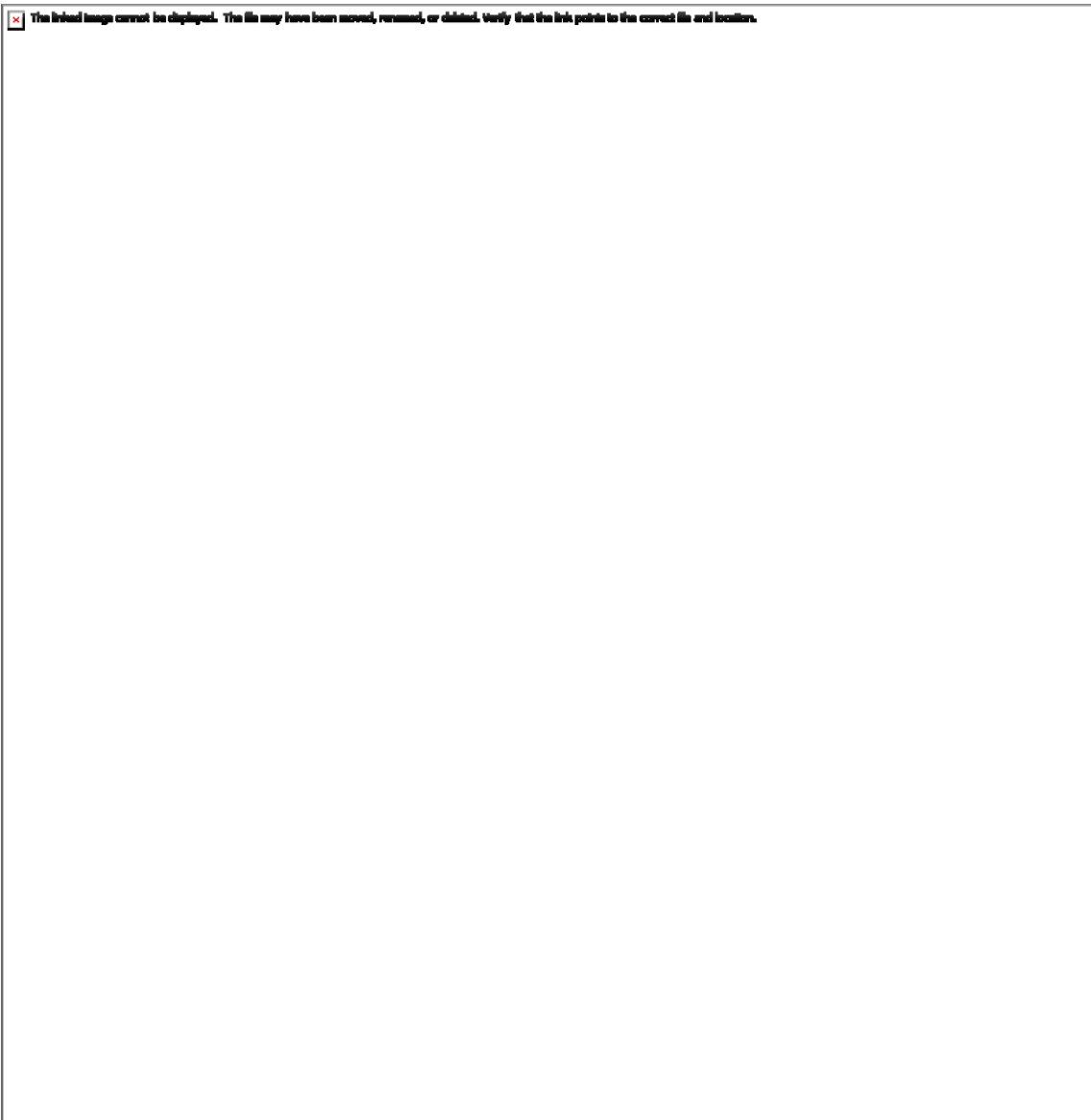


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## Directions

From Northwich centre leave along the A533 Winnington Lane towards Barnton. Pass the petrol station on the left and at the set of traffic lights go straight on. Go down the hill to the next traffic lights and turn left into Winnington Avenue. Pass the Morris Home site office and turn first right onto Armitage Drive. At the T junction turn left and take the first left into Austin Drive.

***“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.

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## The Fox's Insight

- Tenure - Leasehold
  - Title Number - TBC
  - Class Of Title - TBC
  - Mains Services Connected - Gas, Electric, Water (Meter) Main Sewer
  - Council Tax Banding - E
  - Parking Arrangements - Driveway & Garage
- 

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better