



# ROYAL FOX

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- **Modern, Detached Family Home**
- **Beautifully Presented**
- **Waterside Position & Private Mooring**
- **Four Bedrooms**
- **Downstairs Wet Room/WC**
- **Modern Breakfast Kitchen**
- **Landscaped Rear Gardens**
- **Secluded Hot Tub Area**
- **Large Conservatory**



**MODERN & SPACIOUS DETACHED FAMILY HOME - BEAUTIFULLY PRESENTED - WATERSIDE POSITION & PRIVATE MOORING - HIGHLY REGARDED, SECLUDED SPOT ...** Royal Fox are delighted to offer this true gem of a family home situated in a prominent position on a select cul-de-sac. The property is presented beautifully internally and externally & on top of which is situated on a waterside position adjacent the canal offering lovely views and a tranquil spot to relax with friends & family.

**ACCOMMODATION:** No. 15 Wyche Close comprises of.. To the ground floor. Entrance hall, to the left of which is a versatile family room/reception that could also be used as an additional bedroom, off which can be found the downstairs wet room / WC. To the right on entry is a spacious lounge. Furthermore, is a modern breakfast kitchen (with built in appliances inc. wine fridge) separate dining room, utility & a large conservatory providing excellent additional living space. To the first floor are four well sized bedrooms with en-suite shower room to the master. As well as the main modern family bathroom/WC.

**OUTSIDE:** The home comes into it's own with the external perks and features on offer! To the front is driveway parking suitable for two vehicles. To the rear is a landscaped rear garden with patio & lawned areas. A naturally screened secluded spot with a hot tub, to the rear the real wow factor comes with a wide timber decking area backing onto the Trent & Mersey canal offering ample space to sit out and enjoy!

**LOCATION:** Wyche Close provides excellent direct access to the A556 leading onto the M6 & M56 motorway networks putting nearby cities within easy reach. The home falls into catchment areas for some of the top primary and high schools in the area including Rudheath and Leftwich. The town centre of Northwich is approx. three miles (5/10 minute car journey) and offers a wide range of shops and services from major supermarkets to independents outlets as well as Barons Quay development with multi screen Odeon cinema.



**15 Wyche Close  
Rudheath Northwich**

**Guide Price  
£400,000**



### **Property Info:**

- *Approx. Square Footage: 1398 (129.1 Sq m)*
- *Tenure: Freehold*
- *EPC Rating: D*
- *Council Band: E*
- *Parking Arrangements: Front Driveway*

## **Accommodation**

**Entrance Hall** 11' 1" x 6' 6" (3.38m x 1.99m)

**Family Room/Study/Additional Bedroom** 12' 4" x 7' 9" (3.77m x 2.36m)

**Wet Room/WC** 6' 3" x 6' 1" (1.91m x 1.86m)

**Lounge** 15' 9" x 11' 3" (4.8m x 3.42m)

**Breakfast Kitchen** 8' 11" x 15' 5" (2.73m x 4.7m)

**Utility** 5' 0" x 6' 2" (1.53m x 1.88m)

**Dining Room** 8' 11" x 8' 11" (2.73m x 2.73m)

**Conservatory** 12' 9" x 17' 0" (3.88m x 5.19m)

**First Floor Landing** 5' 8" x 10' 0" (1.72m x 3.05m)

**Bedroom One** 10' 1" x 14' 8" (3.07m x 4.47m)

**En-Suite Shower Room** 4' 11" x 7' 9" (1.49m x 2.37m)

**Bedroom Two** 16' 9" x 9' 10" (5.1m x 3m)

**Bedroom Three** 10' 5" x 8' 10" (3.18m x 2.69m)

**Bedroom Four** 9' 6" x 7' 10" (2.9m x 2.4m)

**Family Bathroom** 5' 6" x 7' 6" (1.68m x 2.28m)





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

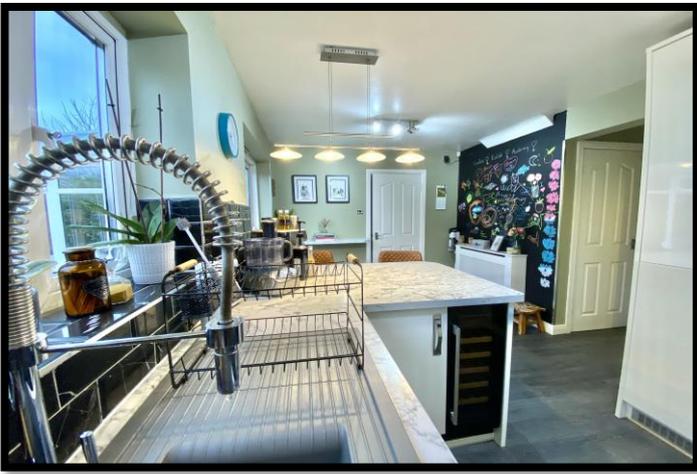


*"Ultimate Estate  
Agency....From The Fox"*

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## Directions

From Northwich leave along Chester Way in the direction of Northwich Railway Station. At the roundabout turn right onto Station Road and proceed to the traffic lights. Proceed straight on into Middlewich Road and carry on to the end. At the T junction with King Street turn right. Turn right again into School Road North turn first right onto Wyche Close.

***“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.

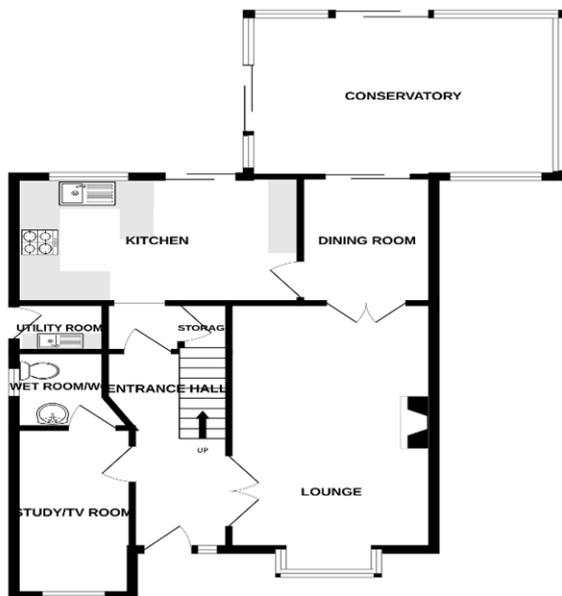
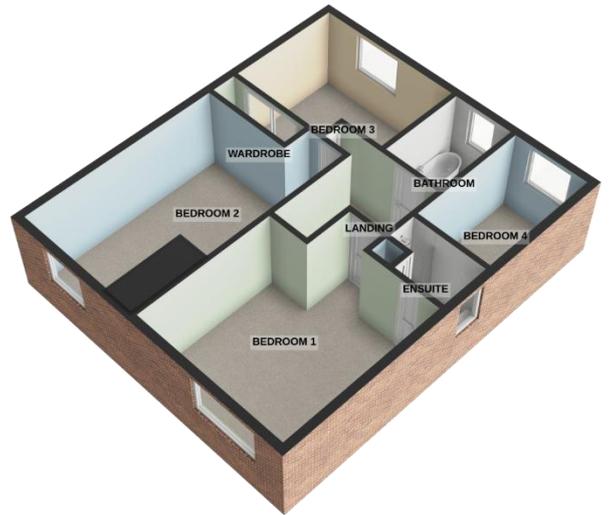


## The Fox's Insight

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







[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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