



9 Rowton Heath Close, Henhull

£425,000 Freehold



A modern detached four bedroom home located on the Redrow 'Kingsbourne Estate'. • A Redrow 'Oxford' heritage design property which combines style and practicality - the perfect family home. • The heart of the home is an open plan kitchen family room large enough to accommodate a dining area and seating space. A separate lounge, utility room and WC complete the ground floor. • Four bedrooms and family bathroom make up the first floor, all of which are large enough to accommodate a double bed. The main bedroom has its own en-suite too, for extra privacy. • Off road parking for multiple vehicles, integral garage and large rear garden largely laid to lawn and with a patio area for entertaining.



Embark on a journey through the realms of modern living with our spectacular 4 Bedroom Detached House located on the Redrow 'Kingsbourne Estate'. Welcome to a world of contemporary charm and practical elegance, where the Redrow 'Oxford' heritage design property stands as a beacon of sophistication and familial bliss.

As you step into this thoughtfully crafted home, you are greeted by a spacious open plan kitchen family room that serves as the beating heart of the home. With ample space to house a dining area and a cosy seating nook, this area becomes the epicentre of daily family gatherings and cherished memories in the making. But wait, there's more! A separate lounge offers a retreat for moments of solitude or entertainment, while a utility room and WC add a touch of convenience and functionality to your daily routine.

Venture upstairs to discover a haven of tranquillity and comfort where four generously sized bedrooms await. Each room is spacious enough to house a double bed, ensuring that all family members or guests have their own personal sanctuary to retreat to. The main bedroom reigns supreme with its own luxurious en-suite, providing an oasis of privacy and relaxation away from the hustle and bustle of every-day life.

Outside, the beauty of this property continues to enchant with off-road parking for multiple vehicles, an integral garage for added convenience, and a rear garden that beckons you to bask in the beauty of nature. The large expanse of lush green lawn is the perfect canvas for outdoor activities, while a charming patio area sets the stage for al-fresco dining and lively gatherings under the open sky.

Attention to detail has been meticulously sought after throughout this exquisite property, ensuring that every corner exudes a sense of warmth, elegance, and functionality. Whether you're seeking a space to create unforgettable memories with your family or a place to entertain and impress guests, this modern masterpiece is the perfect canvas for your dream lifestyle.

Location

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese, pies, and real ale. Additionally, the town holds a traditional market on Tuesdays and Saturdays, where locals and



Spectacular 4 bed detached house on Redrow 'Kingsbourne Estate'. Modern open-plan living, spacious bedrooms, en-suite, off-road parking, garage. Charming Nantwich location.

Council Tax band: E

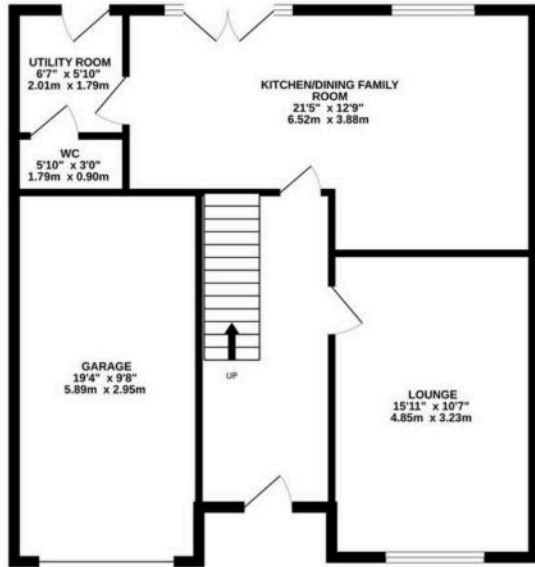
Tenure: Freehold

EPC Energy Efficiency Rating: B

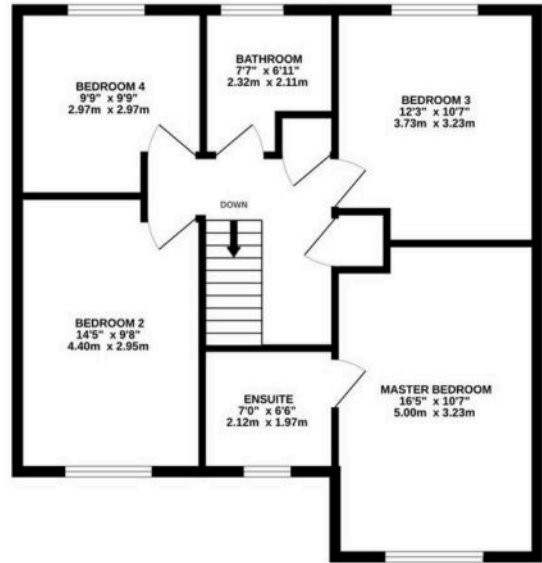
EPC Environmental Impact Rating: B



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



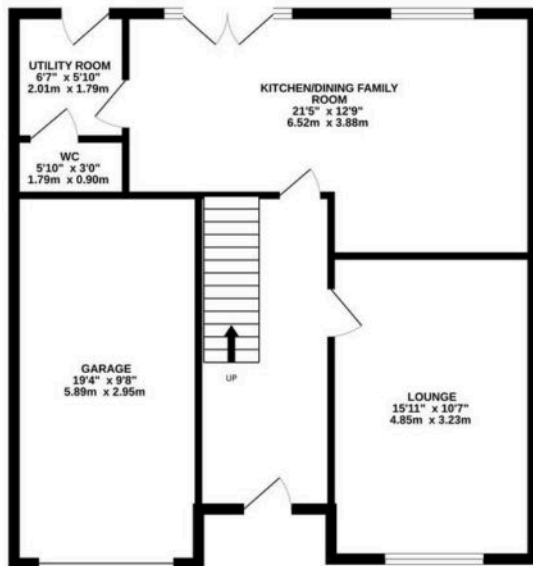
1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



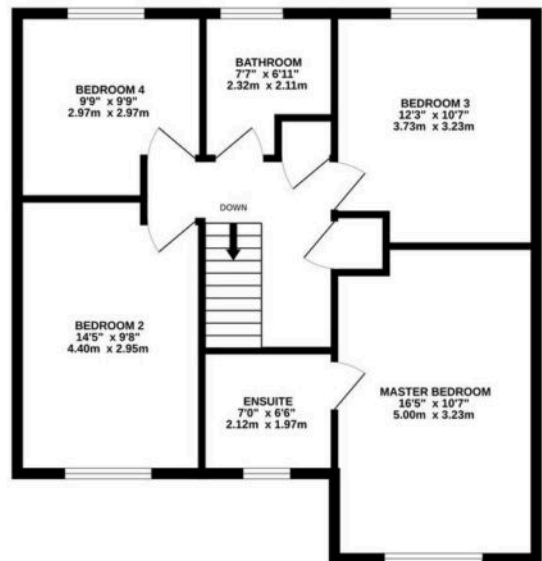
TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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