



1 Rookery Gardens, Davenham, Northwich, Cheshire, CW9 8HG

**£475,000**



This is a stunning detached home, which is located in a small cul-de-sac in this most sought after Cheshire village. The house has been considerably improved by the current owners and features a large oak framed garden room, which sits open plan to a large dual aspect kitchen dining room. The property is presented to a high standard throughout and benefits from PVCu double glazed windows and gas central heating. The accommodation comprises: Entrance hall, cloakroom/WC, lounge, study, kitchen dining room, garden room, utility room, first floor landing, four bedrooms and two bath/shower rooms. Externally there are beautiful landscaped and private gardens along with a double garage and driveway.

## GROUND FLOOR

### ENTRANCE HALL

3.53m x 2.42m (11' 7" x 7' 11")

Wooden floor. Staircase to first floor with storage cupboard beneath.

### CLOAKROOM

1.40m x 1.40m (4' 7" x 4' 7")

Fitted with a modern, two piece suite.

### LOUNGE

3.60m x 6.00m (11' 10" x 19' 8")

Dual aspect with French doors to garden. Wooden flooring.

### STUDY

2.94m x 3.47m (9' 8" x 11' 5")

Rear aspect. Fitted bookcase. Wooden floor.

### KITCHEN & DINING ROOM

2.73m x 7.26m (8' 11" x 23' 10")

A superb through kitchen dining room with modern fitted units and granite worktops. Integrated dishwasher and fridge/freezer.

Tiled floor. Dining area with front aspect. Display recess with fitted shelves. Open plan to:

### MASTER BEDROOM

3.90m x 3.42m (12' 10" x 11' 3")

Front aspect. built-in four door wardrobe.

### OAK GARDEN ROOM

3.44m x 4.81m (11' 3" x 15' 9")

A magnificent oak framed and double glazed garden room with tiled floor and under-floor heating. Wood burning stove. French doors to garden. Door to:

### UTILITY ROOM

1.99m x 2.53m (6' 6" x 8' 4")

Fitted wall and base cupboards. Sink unit. Plumbing and space for appliances.

## FIRST FLOOR

### LANDING

4.57m x 1.92m (15' 0" x 6' 4")

Airing cupboard.

### EN-SUITE SHOWER ROOM

2.54m x 1.37m (8' 4" x 4' 6")

"Fired Earth" natural slate tiled walls and floor. Wet-room area with full glazed screen. WC & basin.

### BEDROOM 2

3.72m x 2.51m (12' 2" x 8' 3")

Rear aspect. built-in four door wardrobe.

### BEDROOM 3

2.83m maximum and into wardrobe x 3.39m (9' 3" x 11' 1")

Front aspect. Built-in double wardrobe.

### BEDROOM 4

3.28m x 2.51m (10' 9" x 8' 3")

Rear aspect. Fitted three door wardrobe.

### FAMILY BATHROOM

2.27m x 2.51m (7' 5" x 8' 3")

Fitted with a luxury, three piece suite including a freestanding roll top bath.

## EXTERNAL

### FRONT

Open plan lawn garden with mature borders. Double width block paved driveway leading to DETACHED DOUBLE GARAGE with two up and over doors and power and light connected. Side access path and gate leading to rear.

### REAR

Stunning landscaped garden, which affords considerable privacy and has different areas designed to soak up the sun at different times of the day. large level lawn, two patio/seating areas. decorative pagoda. Built-in fire pit. Large fishpond. Covered storage area. Feature lighting throughout the garden.



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**Ground Floor**  
Approx. 85.0 sq. metres (914.8 sq. feet)



**First Floor**  
Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 146.0 sq. metres (1571.8 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



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