



VINCENT JAMES  
ESTATE AGENTS

32 VIOLET GROVE,  
NORTHWICH, CW8 4FG

£375,000



Step inside this stunning extended and modernised detached family home in the heart of Winnington – a perfect blend of style, space, and practicality.

From the moment you enter the welcoming entrance vestibule, you'll feel the warmth of this inviting home. The cozy lounge offers the ideal space to unwind, while the expansive kitchen diner steals the show as the true heart of the home. Thoughtfully designed for both everyday living and entertaining, this open-plan space provides versatility for family meals, social gatherings, or a quiet morning coffee. A separate utility room and downstairs WC enhance the home's functionality, ensuring convenience at every turn.

Upstairs, the four well-proportioned bedrooms offer plenty of space for the whole family, with the luxurious principal bedroom featuring its own private en-suite. A stylish family bathroom completes the upper level.

Outside, the beautifully landscaped rear garden is perfect for relaxing or entertaining, while the driveway and garage provide ample parking.

This home has everything you need – and more! Don't miss out – call us now to arrange your viewing.

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### Entrance Vestibule

Accessed via the front entrance door, with a radiator and Karndean flooring. Leading to the Lounge.

### Lounge



Karndean flooring underfoot. Two radiators. Freestanding electric stove. Double glazed windows to the front and side aspects of the home. A staircase leads upstairs. Leading to the Kitchen Diner.

### Kitchen Diner



Fitted with a range of high spec wall, drawer and base units with worksurfaces above. Karndean underfoot. Large pantry. Inset Fridge Freezer, Dishwasher, Double Oven, Four ring hob and hood, Inset sink with mixer tap and drainer. The Kitchen is thoughtfully extended allowing a further living/dining space. Double glazing throughout. Providing access to the Utility Room.

### Utility Room



Double glazed window to the rear elevation. Space for various utilities. Cupboard housing the boiler. Radiator.

### Downstairs WC



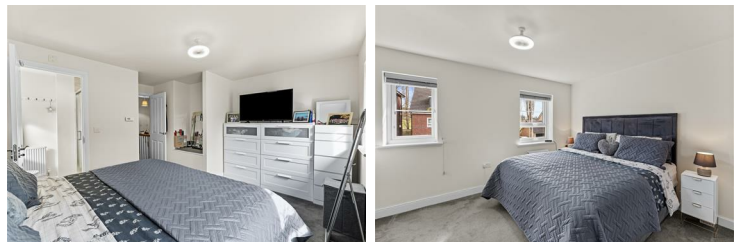
Double glazed frosted window to the side elevation. Low level WC, Hand Wash Basin with splashback. Radiator.

### Landing



Carpeted underfoot, providing access to all bedrooms, the family bathroom and the loft. Storage cupboard.

### Master Bedroom



Two double glazed windows to the front aspect of the home. Carpeted. Radiator to the wall. Access to the en-suite.

### En-Suite



Stand in shower, Low level WC, hand wash basin, radiator and a double glazed frosted window to the side elevation.

### Bedroom Two



Double glazed window to the front aspect of the home. Radiator. Built in wardrobe.

### Bedroom Three



Double glazed window to the rear elevation. Radiator. Carpet.

### Bedroom Four



Double glazed window to the rear elevation. Radiator. Carpet.

### Bathroom



Panelled bathtub with overhead shower, radiator, double glazed frosted window to the rear elevation. Low level WC and hand wash basin.

### Externally - Front



### Externally - Rear



Lawned, landscaped garden with fencing, patio seating area and gated side access to the front.

### Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: TBC

Service Charge Review Period: Per annum

Council Tax Band: D

### Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

### Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

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TEL: 01606 663939



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#### DETAILS

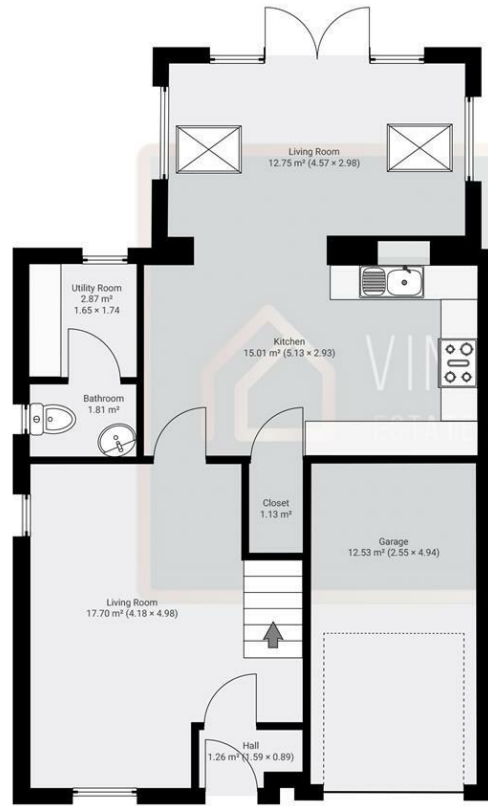
Total area: 117.76 m<sup>2</sup>  
Living area: 105.23 m<sup>2</sup>  
Floors: 2  
Rooms: 19

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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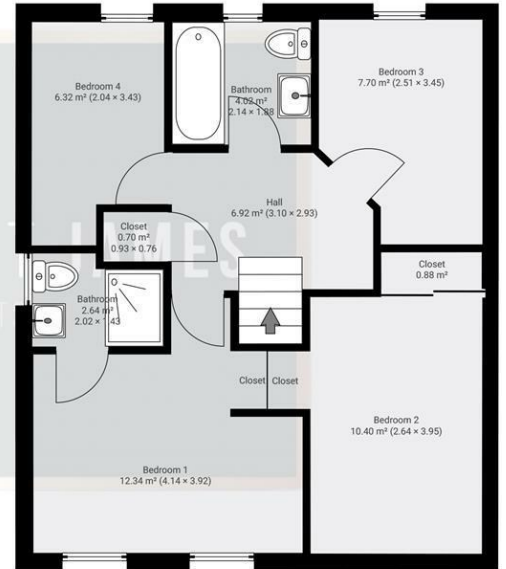
#### ▼ Ground Floor

TOTAL AREA: 65.02 m<sup>2</sup> • LIVING AREA: 52.49 m<sup>2</sup> • ROOMS: 8



#### ▼ 1st Floor

TOTAL AREA: 52.74 m<sup>2</sup> • LIVING AREA: 52.74 m<sup>2</sup> • ROOMS: 11



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK