



## 10 Croft Gardens, Winsford, CW7 2WJ



**FREEHOLD WITH NO ONWARD CHAIN.** Constructed by Archway Homes within the last five years and located on the Salters Grove small niche development off Chester Road, consisting of only 18 properties where residents can enjoy a sense of community. The Spruce, an exceptionally spacious Four Bed Detached Property offering fantastic family living is conveniently situated in a sought after area of Winsford and built to a high specification where quality and attention to detail have been intrinsic in all the builders have done. As soon as you open the front door you are immediately greeted by a property that exudes comfort and practicality in one! The "Heart of the Home", the ground floor, the hallway leads to a light and bright Lounge to the front of the property. The thoughtfully designed open plan Kitchen/Diner & Family Room is perfectly finished with the tiled flooring throughout and fitted with a range of integrated appliances encourages family interaction and makes it an ideal space for family and friends.

As you step onto the cosy carpet up the stairs and walk across the galleried landing area you will find four spacious bedrooms and the Master with fitted wardrobes and a larger than average ensuite shower room. Each of the Four Bedrooms, all double in size, offers ample storage space and natural light. Externally the property boasts a large, rear garden, ideal for outdoor gatherings. The spacious integral garage, adjacent to the front door, benefits from an electric car charging point and houses the boiler can also be accessed via a door in the hallway. The property comprises; separate formal Lounge to the front, open plan Kitchen Diner Family Room to the rear with integrated Fridge/Freezer and Dishwasher, Utility and Downstairs Cloakroom and a large Rear Garden with patio area. On the First Floor there are Four Double Bedrooms, Master With En suite, Family Bathroom with Electric Shower.

In conclusion, this property presents an excellent option for your next home.

**No Chain £349,950**

**LMS** PROPERTY





### **Entrance Hallway:**

Entered via a composite front door. Hallway leads to all ground floor rooms, ceiling light point.

### **Downstairs Cloakroom:**

Having a white suite comprising low level WC, hand wash basin, cliveden grey partially tiled walls and fully tiled floor, radiator, ceiling light point, extractor fan, solid oak door.

### **Lounge: 4.44m (14'7") x 3.00m (9'10")**

With a uPVC double glazed window to the front elevation, solid oak door, media panel, ceiling light point, radiator.

### **Kitchen / Diner: 4.90m (16'1") x 3.05m (10'0")**

Having two uPVC double glazed windows and French doors to the rear elevation, Porto Madrid Grey kitchen units with Bellato Grey complimentary worktops and up stands, AEG single electric fan oven and gas hob, stainless steel cooker hood, stainless steel splashback, under counter lights, one and a half bowl stainless steel sink unit, stainless steel mixer tap, integrated fridge freezer and dishwasher, cliveden grey floor tiles, inset spot lights.

### **Kitchen / Diner:**

With a solid oak entrance door, cliveden grey floor tiles, media panel, radiator, ceiling light points.

### **Utility Room: 2.03m (6'8") x 1.65m (5'5")**

Having a white uPVC door to the side elevation, single bowl stainless steel sink with chrome mixer tap, ballato grey worktop and splashback, cliveden grey floor tiles, ceiling light point.

### **Master Bedroom: 3.81m (12'6") x 3.76m (12'4")**

With a uPVC double glazed window to the front elevation, solid oak entrance door, fitted wardrobes in avon light grey with three fitted mirrors, radiator, media panel, ceiling light point.

### **En Suite Shower Room: 2.72m (8'11") x 1.88m (6'2")**

Having a uPVC double glazed window to the side elevation, solid oak door, white suite comprising low level WC, hand wash basin, shower cubicle with T Bar shower, sliding shower screen door, sicily grey light grey wall and floor tiles, heated towel rail, ceiling light point, extractor fan.

**Bedroom Two: 4.57m (15'0") x 2.67m (8'9")**

With a uPVC double glazed window to the rear elevation, solid oak door, radiator, ceiling light point.

**Bedroom Three: 3.96m (13'0") x 2.67m (8'9")**

Having a uPVC double glazed window to the rear elevation, solid oak door, radiator, ceiling light point.

**Bedroom Four: 4.06m (13'4") x 3.66m (12'0")**

With a uPVC double glazed window to the front elevation, solid oak door, radiator, ceiling light point.

**Family Bathroom: 1.98m (6'6") x 1.90m (6'3")**

Having a uPVC double glazed window to the rear elevation, solid oak door, white bathroom suite comprising low level WC, hand wash basin, bath with chrome mixer taps, electric shower over, glass shower screen, light grey wall and floor tiles, ceiling light point, chrome heated towel rail, extractor fan.

**Garage: 5.49m (18'0") x 2.69m (8'10")**

Can be accessed via an up and over main door or via the hallway, boiler housing, electric car charging point, mains board, ceiling light point.

**Rear Garden:**

Mainly laid to lawn with a patio area, concrete posts and panelled boundary.

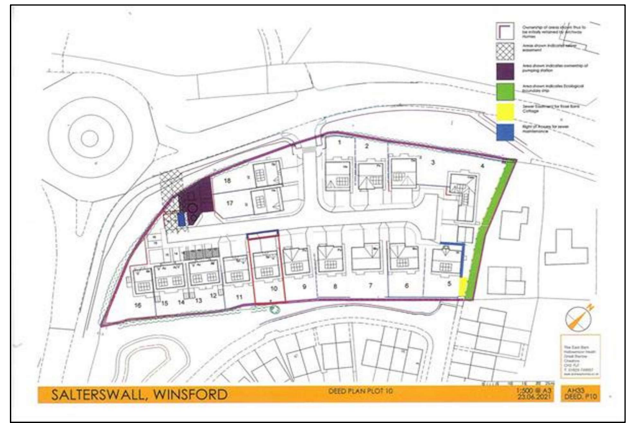














- DETACHED PROPERTY WITH INTEGRAL GARAGE
- FOUR BEDROOMS MASTER WITH FITTED WARDROBES & ENSUITE
- FAMILY BATHROOM WITH ELECTRIC SHOWER
- KITCHEN DINER / FAMILY ROOM
- UTILITY ROOM
- REAR GARDEN
- DRIVEWAY
- PERFECT FAMILY HOME
- EPC RATING A
- COUNCIL TAX BAND D

### Energy Performance Certificate

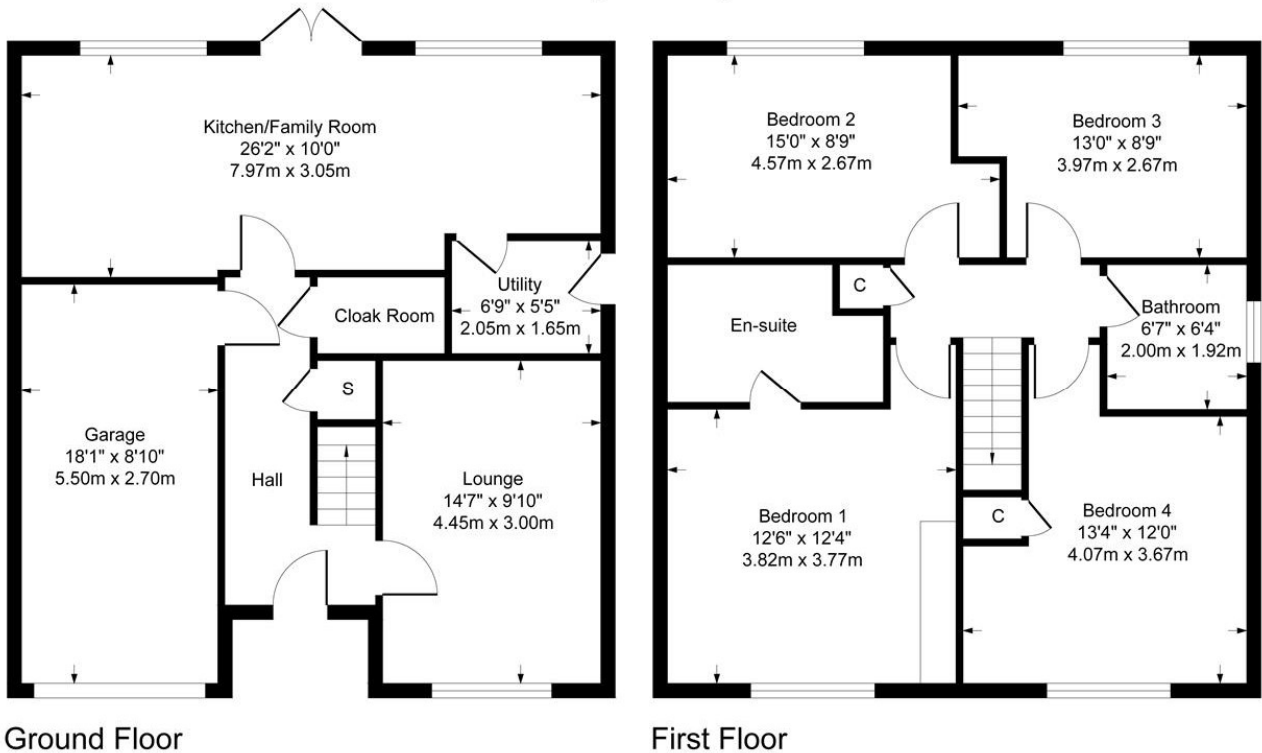
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<b>94</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floorplan

**Approximate Gross Internal Area**  
**1458 sq ft - 135 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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