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HEWITT ADAMS
ESTATE & LETTING AGENTS

Raby Mere Road, Raby, Cheshire CH63 4AD

£2,600 Per Month

4 Bedroom | 2 Reception | 4 Bathroom | B

*** Secure Gated Development - Incredible New Build - Very Rare Rental Property ***

Hewitt Adams is delighted to offer Plot 2, The Paddock, Raby to the rental market.
This exceptional new-build home has been finished to an outstanding specification throughout and offers spacious, contemporary accommodation comprising four double bedrooms, four bathrooms and an additional ground-floor WC.

A rare addition to the rental market, this impressive property is expected to generate significant interest. Early viewing is highly recommended to avoid disappointment.

Finished to the highest standards both inside and out, the property is offered on an unfurnished basis and is available for immediate occupation.

In brief, the ground floor accommodation comprises an impressive entrance hall, WC, lounge, stunning open-plan kitchen/family room, utility room, and two double bedrooms, both benefitting from en-suite facilities.

To the first floor are two further double bedrooms, including the principal bedroom which enjoys a stylish en-suite and a private balcony overlooking the rear garden and surrounding countryside. An

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Front Entrance
Composite front door leading to an impressive entrance hall with a vaulted ceiling, windows to the front elevation and a staircase rising to the first-floor accommodation.

W.C
WC, wash basin vanity unit with mixer tap, tiled floor, half panelled walls, heated towel radiator, extractor fan.

Lounge
14'9x13'6 (4.50mx4.11m)
Window to the front elevation, inset spotlights and underfloor heating. Opening through to the open-plan kitchen, dining and family room.

Open Plan Kitchen Diner
32x21'9 (max) (9.75mx6.63m (max))
An incredible open-plan kitchen, dining and family room benefitting from large bi-folding doors to the rear elevation overlooking the garden. Luxury vinyl flooring with underfloor heating and inset spotlights throughout. The kitchen is fitted with a range of wall and base units with quartz worktops, inset sink and drainer with mixer tap. Integrated appliances include an induction hob with overhead extractor hood, two ovens with warming drawer, fridge, freezer and wine cooler. A central island provides seating space with pendant lighting above and offers a beautiful aspect towards the garden. There is also a very useful storage cupboard.

Utility
Wall and base units housing the hot water cylinder, inset sink and drainer, space for white goods, inset spotlights and extractor fan.

Bedroom 3
16'2x11'2 (4.93mx3.40m)
Window to the front elevation, underfloor heating and inset spotlights.

En-Suite
Wash hand basin set within a vanity unit with mixer tap and LED wall-mounted mirror. Large walk-in shower with mixer shower, inset spotlights, extractor fan, heated towel radiator and fully tiled walls and flooring.

Bedroom 4
16'6x13'3 (5.03mx4.04m)
Window to the rear elevation, inset spotlights and underfloor heating.

En-Suite
Wash hand basin set within a vanity unit with mixer tap and LED wall-mounted mirror. Large walk-in shower with mixer shower, inset spotlights, extractor fan, heated towel radiator and fully tiled walls and flooring.

First Floor Landing
Radiator and eaves storage cupboard.

Family Bathroom
Wash hand basin set within a vanity unit with mixer tap and LED wall-mounted mirror. Bath with mixer tap and shower, inset spotlights, extractor fan, heated towel radiator and fully tiled walls and flooring.

Master Bedroom
11'0" x 15'10" Plus 13'3" x 6'2"
Sliding patio doors providing access to a balcony enjoying beautiful views over the garden and the fields beyond. Two tall feature radiators and inset spotlights.

En-Suite
Wash hand basin set within a vanity unit with mixer tap and LED wall-mounted mirror. Large walk-in shower with mixer shower, inset spotlights, extractor fan, heated towel radiator and fully tiled walls and flooring.

Bedroom 2
15'10x13'6 (4.83mx4.11m)
Bay window to the rear elevation, two tall radiators and inset spotlights.

Externally
The property is accessed via private gates and benefits from ample parking to the front. To the rear is a beautifully landscaped garden enjoying an open aspect with views across the surrounding fields.

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