Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Woodland View, Cheshire CH66 1QZ

Offers In The Region Of £365,000

3 Bedroom | 1 Reception | 3 Bathroom

Largely extended rural semi - Uninterrupted countryside views - Contemporary interior - One of a kind home - No Chain

Hewitt Adams are delighted to have the opportunity to showcase this absolutely mesmerising THREE BEDROOM semi in Childer Thornton village. Woodland View boasts extraordinary countryside views that will not fail to impress. Painstaking effort and investment has recently gone into re-sanding and treating the wooden flooring downstairs.

The property has been completely transformed by the current owner and offers a fantastic open plan downstairs floor-plan that is drenched in natural light. With an open plan kitchen and dining area that spans into the lounge which overlooks fields beyond.

The downstairs affords; entrance hall, downstairs W.C, open plan kitchen / diner and lounge with high quality oak flooring throughout the downstairs. Exceptional design features of note include; exposed brick feature wall, the open plan kitchen with solid oak worktop surfaces, bespoke wall recessed shelving space, contemporary 'glass block' partition statement wall.

Upstairs there are three bedrooms. Two of which boasts stunning views to the front aspect overlooking the green fields, where cows can frequently be seen grazing in the distance. The master bedroom, forming a part of the extension, is a fantastic size and boasts one of the finest en-suites the Agents have seen. Also located on this floor is the extended main bathroom.

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Front Entrance
Into;

Hallway
Oak flooring, radiator, staircase, power points, 'glass-bock' feature partition wall, spotlighting

W.C
Fully tiled W.C with low level W.C, Vanity sized Wash hand basin, double glazed window

Open Plan Kitchen / Diner
20'1x16'9 (6.12mx5.11m)
A stunning part of the home is the open plan kitchen and dining room with high quality gloss kitchen with contrasting solid oak worktops and breakfast island. Integrated kitchen appliances include oven and induction hob plus extractor hood, integrated dishwasher, larder units, soft-close drawers, inset sink and drainer, space for free standing fridge freezer. Partition feature wall and further storage space on opposing side. Space for a large dining table and chairs with bespoke wall indentured back-lit shelving space. Double gazed windows to side and rear elevations and rear uPVC door. Exposed brick feature wall and Solid oak flooring. This versatile open space leads into;

Lounge
17'6x11'3 (5.33mx3.43m)
Oak flooring, double glazed bay window with views out over open fields, log-burning stove, statement glass-block partition wall, radiator, power points, tv point

UPSTAIRS

Landing
Double glazed window to side aspect

Master Bedroom
11'7x9'7 (3.53mx2.92m)
Double glazed to rear aspect, radiator, power points, fitted wardrobes with sliding doors, opens into;

En-Suite
As far as en-suites go, this one is rather lovely. Fully tiled with walk-in shower with shower screen and drench shower, low level W.C, Wash hand basin vanity unit, heated towel rail, double glazed window

Bedroom 2
11'8x11'2 (3.56mx3.40m)
Double glazed window to front elevation with impressive views out over country fields, radiator, power points

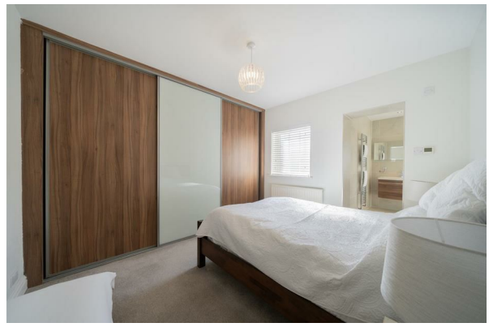
Bedroom 3
7'4x6'02 (2.24mx1.88m)
Double glazed window to front aspect with views out over fields, radiator, power points

Bathroom
Comprising bath with shower above, low level w.c, wash hand basin, heated towel rail, double glazed window. Fully tiled.

EXTERNALLY

Garage
Detached single car garage the has been rebuilt by the current owners

Plot, Gardens & Access
1 Woodland View is accessed via a private road, the property sits in an enviable corner plot and has private gates to its in & out block paved driveway. There is an established lawned area and mature shrubs, trees and planted borders. From the outside grounds - residents can enjoy the gorgeous countryside views to the front elevation.



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