



Mereheath Close | Davenham | CW9 8SP

EDWARD
mellor



Features

- A beautifully presented 4 bed 2 bath detached
- Stunning open plan living/dining kitchen
- Fabulous fitted master bedroom with en suite
- Excellent garage and landscaped gardens
- Sought after position in private drive

This is a beautifully presented detached family property built in 2020 ensuring energy efficient features. It was originally a show house which means it was designed and decorated to showcase the best attributes of the property. Being part of a private drive on a small select development adds to its exclusivity and privacy. Superbly appointed throughout with a high

quality finish, the layout comprises entrance hallway, cloakroom, attractive lounge and the focal point of a stunning 29 ft open plan fitted kitchen with living and dining areas. The kitchen is equipped with a range of integrated appliances and there is access to a utility room. On the first floor there is a luxurious and spacious master bedroom with fitted mirrored

wardrobes and en suite shower room, guest bedroom 2 with en suite shower room, 2 further bedrooms of excellent size and bathroom. There is a 21ft x 10ft garage and driveway giving ample off road parking. There are landscaped and nicely designed gardens at the rear.



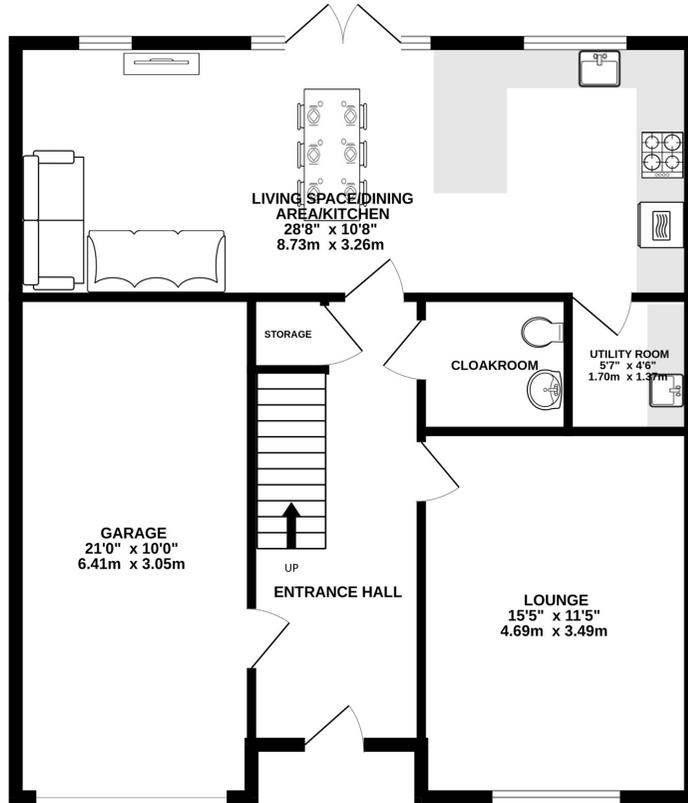
The property forms part of a small and sought after residential development within the desirable village of Davenham. In just a short walk there is a convenience store, 2 public houses, bowls club, playing fields with green space, restaurant village hall and the landmark of St Wilfred's parish church. There are superb educational facilities for all age groups in the area which include Davenham Primary School, Leftwich County High School currently rated outstanding and Sir John's Deane's College of Further Education. The A556 bypass is easily accessible and links directly to the motorway network and many commercial centres throughout the North West. Nearby is beautiful open countryside and the local landmark known as Blue Bridge is less than a mile away giving access to miles of delightful riverside walks and cycle rides.

SERVICES: Mains water, gas, electricity and drainage. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Prospective buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band E- Energy Performance Rating B

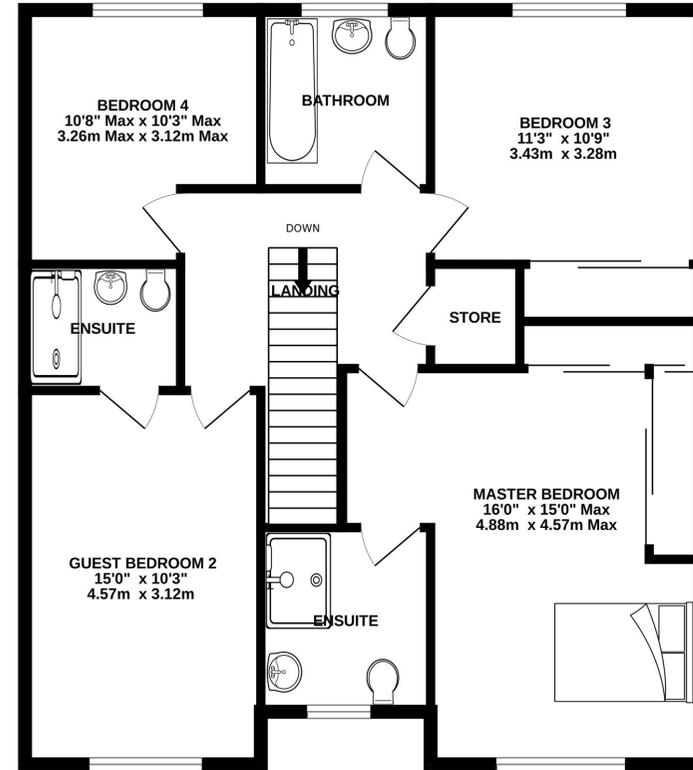
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.

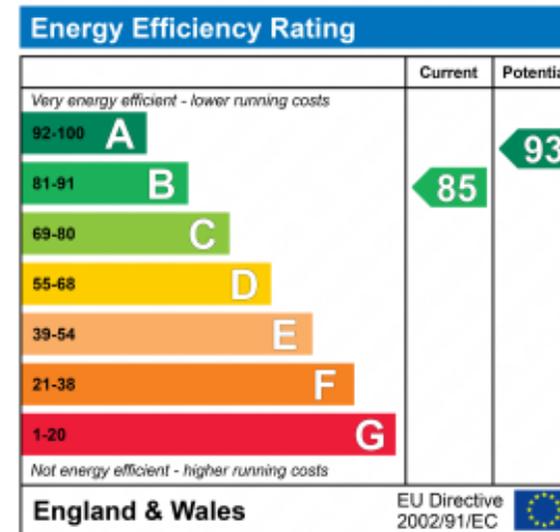
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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