

NOVE

16 Watersedge, Frodsham
Frodsham

Guide Price £310,000

16 Watersedge

Frodsham, Frodsham

This three-bedroom detached home is located in a sought-after area, close to the fantastic amenities that Frodsham has to offer. The home has been extended to the rear to create generous living space, ideal for modern family life.

The property features a bright, open-plan layout, with a contemporary family kitchen at its centre—fitted with quality appliances and finished with sleek surfaces, perfect for both everyday use and entertaining.

Upstairs, the three bedrooms are well-proportioned and filled with natural light, providing flexible space for family, guests, or home working.

Practical features include gas central heating, a double driveway with parking for multiple vehicles, and a freehold tenure.

This is a home that combines modern design with everyday convenience, offering the ideal setting for family living. Viewing is highly recommended.

The seller of this property is related to the director of Nove, however the pricing has been independently verified and mortgage valuation reports are available upon request. Any surveys are welcomed at the request and expense of the buyer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Three Bed Home
- Extended to Rear
- Modern Family Kitchen
- Gas Central Heating
- Double Driveway





Entrance Hall

Entering through the UPVC Double glazed front door, a useful entrance hall offers a great space to remove coats and shoes.

Living Room

12' 2" x 15' 2" (3.72m x 4.62m)

The spacious living room has a large, double glazed window to the front garden. The flooring is wood effect laminate and to complement the wall mounted radiators, a gas fire sits within a stone surround. There is a large, under stairs storage cupboard that the current owners have vented a tumble drier for added convenience.

Wc

3' 7" x 6' 8" (1.10m x 2.02m)

Set off from the entrance hall is a ground floor toilet

Kitchen

15' 8" x 19' 2" (4.78m x 5.83m)

The standout kitchen was upgraded in 2022 to incorporate a seldom used conservatory, into a large, family kitchen space with ample room for dining, socialising and entertaining. The conservatory roof was replaced with a modern, solid roof and the kitchen itself consists of base and wall units in a light grey colour, with granite effect counter tops. A double, stainless steel sink is topped with a mixer tap. Integrated appliances include a double electric oven, induction hob, dishwasher and washing machine. There is space for a large, American style fridge freezer. The room is flooded with natural light thanks to the bi fold doors, velux windows and large, Double Glazed units to make the most of garden views. The flooring is wood effect, ceramic floor tiles for a classic, contemporary finish.



Entrance Hall

Entering through the UPVC Double glazed front door, a useful entrance hall offers a great space to remove coats and shoes.

Living Room

12' 2" x 15' 2" (3.72m x 4.62m)

The spacious living room has a large, double glazed window to the front garden. The flooring is wood effect laminate and to complement the wall mounted radiators, a gas fire sits within a stone surround. There is a large, under stairs storage cupboard that the current owners have vented a tumble drier for added convenience.

Wc

3' 7" x 6' 8" (1.10m x 2.02m)

Set off from the entrance hall is a ground floor toilet

Kitchen

15' 8" x 19' 2" (4.78m x 5.83m)

The standout kitchen was upgraded in 2022 to incorporate a seldom used conservatory, into a large, family kitchen space with ample room for dining, socialising and entertaining. The conservatory roof was replaced with a modern, solid roof and the kitchen itself consists of base and wall units in a light grey colour, with granite effect counter tops. A double, stainless steel sink is topped with a mixer tap. Integrated appliances include a double electric oven, induction hob, dishwasher and washing machine. There is space for a large, American style fridge freezer. The room is flooded with natural light thanks to the bi fold doors, velux windows and large, Double Glazed units to make the most of garden views. The flooring is wood effect, ceramic floor tiles for a classic, contemporary finish.

Landing

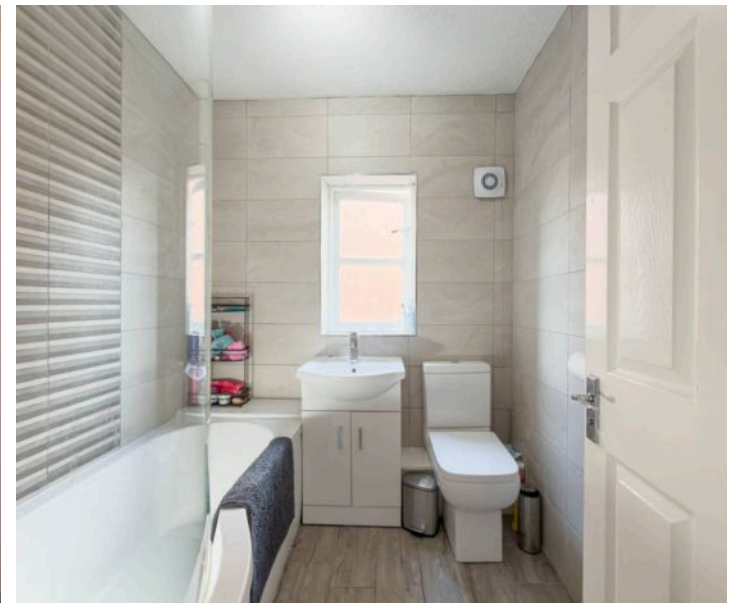
The central landing offers access to all first floor rooms. It also has a loft hatch with drop down ladder for the boarded attic and a large airing cupboard, housing the water cylinder.

Bedroom One

14' 0" x 8' 6" (4.26m x 2.59m)

The primary bedroom sits to the front of the house with two, double glazed windows, a wall mounted radiator and a set of built in wardrobes for essential storage.

Bedroom Two





GARDEN

To the front of the property is a pleasant lawned garden with established planting.

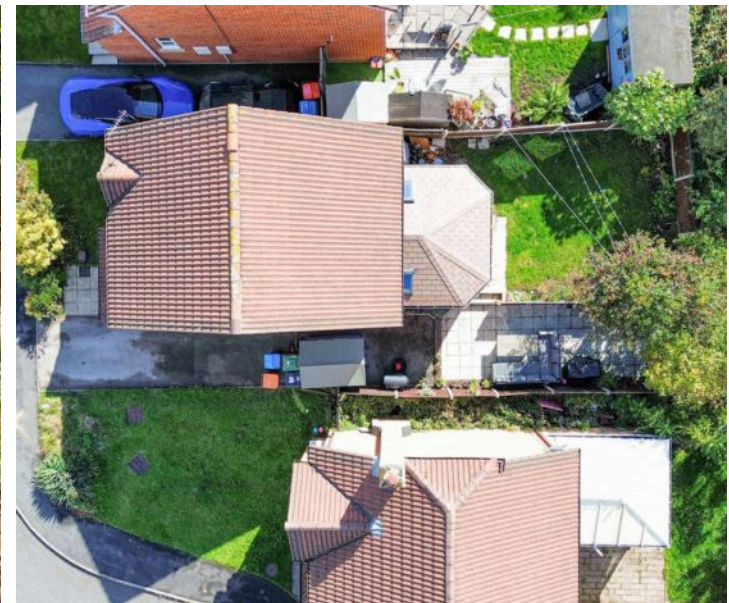
GARDEN

To the rear, the enclosed garden is divided into a large patio for al fresco dining and a lawn with established planting. The garden is gated to the side with a timber shed for additional storage.

DRIVEWAY

2 Parking Spaces

The double length driveway sits to the side of the property, offering off street parking.





My New Project

SUBMITTED BY
Nove Property
info@noveproperty.co.uk
01845470047

CREATED ON
2025-09-28

DETAILS
Total area: 80.22 m²
Living area: 80.22 m²
Floors: 2
Rooms: 13

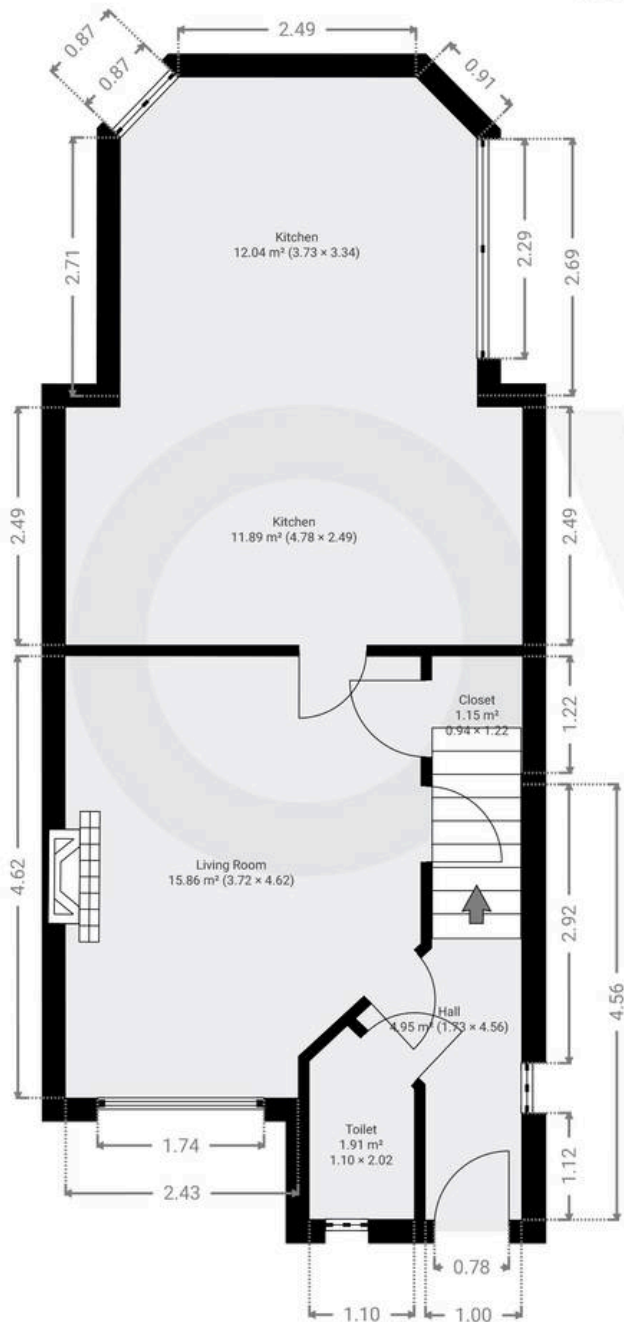
Nove
info@noveproperty.co.uk
www.noveproperty.co.uk
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT
WARRANTY OF ANY KIND. SENSOPIA
DISCLAIMS ANY WARRANTY INCLUDING,
WITHOUT LIMITATION, SATISFACTORY QUALITY
OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0 2.5m
1:76

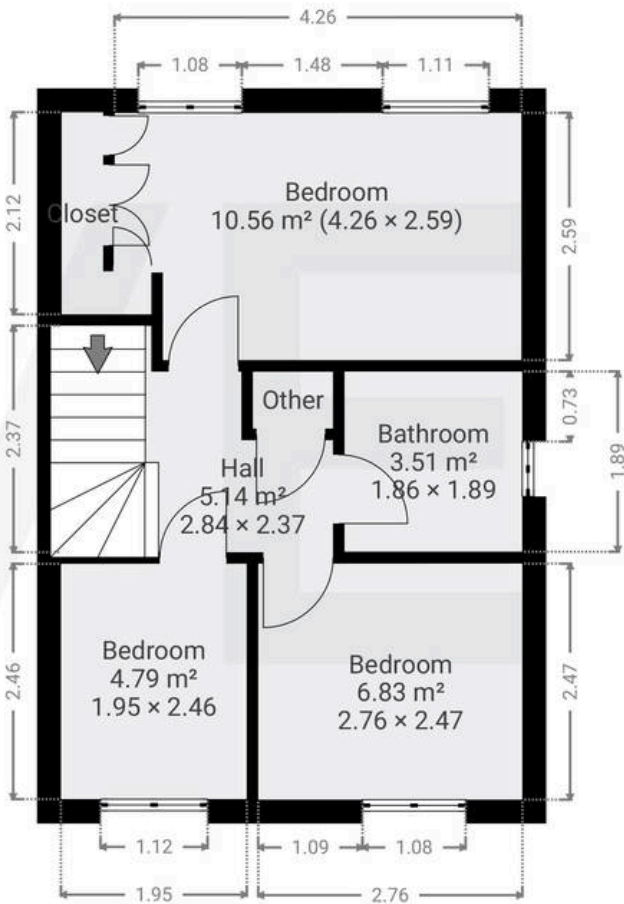
▼ Ground Floor

TOTAL AREA: 47.76 m² • LIVING AREA: 47.76 m² • ROOMS: 6



▼ 1st Floor

TOTAL AREA: 32.46 m² • LIVING AREA: 32.46 m² • ROOMS: 7



NOVE



Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

info@noveproperty.co.uk

noveproperty.co.uk

