



Norstad, 17 Senna Lane, Comberbach

Guide Price £450,000

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Porter

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## Norstad, 17 Senna Lane, Comberbach

A lovely detached bungalow occupying a superb position in the heart of the village, with attractive mature gardens a double detached garage and offering fantastic potential for extension.

Norstad is a charming double fronted two bedroom detached bungalow, sitting within beautifully landscaped gardens and occupying a lovely corner position in the heart of the village of Comberbach adjacent to the Methodist Church and Village Post Office.

Located on the corner of Senna Lane and Cogshall Lane, the property sits in a generous and mature plot which is enclosed to all sides by low panel fencing, and an abundance of shrubs and trees.

A stone flagged driveway accessed from Cogshall Lane provides parking for at least two cars leading to a large brick built double detached garage. The gardens extend to three sides and are laid mostly to lawns broken up with charming areas of hard landscaped patios and winding stone paths softened with well stocked flower beds and shrub borders.





At the centre of the house there is a spacious reception hallway which boasts splendid arched glazed double entrance doors, enclosed within larger opaque windows providing an abundance of natural light to the heart of the home.

There are two principal reception areas including a breakfast kitchen located to the rear, with access out onto a private rear garden and patio. The kitchen is fitted with a matching range of oak fronted shaker style cabinets including a comprehensive range of freestanding appliances.

Glazed double doors lead into a sitting room with windows at two elevations, including a large picture window overlooking the front.

Across the hall there are two double bedrooms including a large master bedroom with windows to front and side elevations and a built-in wardrobe with double sliding doors.



Bedroom two is also a generous size with a side facing picture window and built-in double wardrobe.

The bathroom is fitted with a matching suite comprising of a panel bath, wall hung wash basin, low-level WC and a fully tiled shower enclosure.



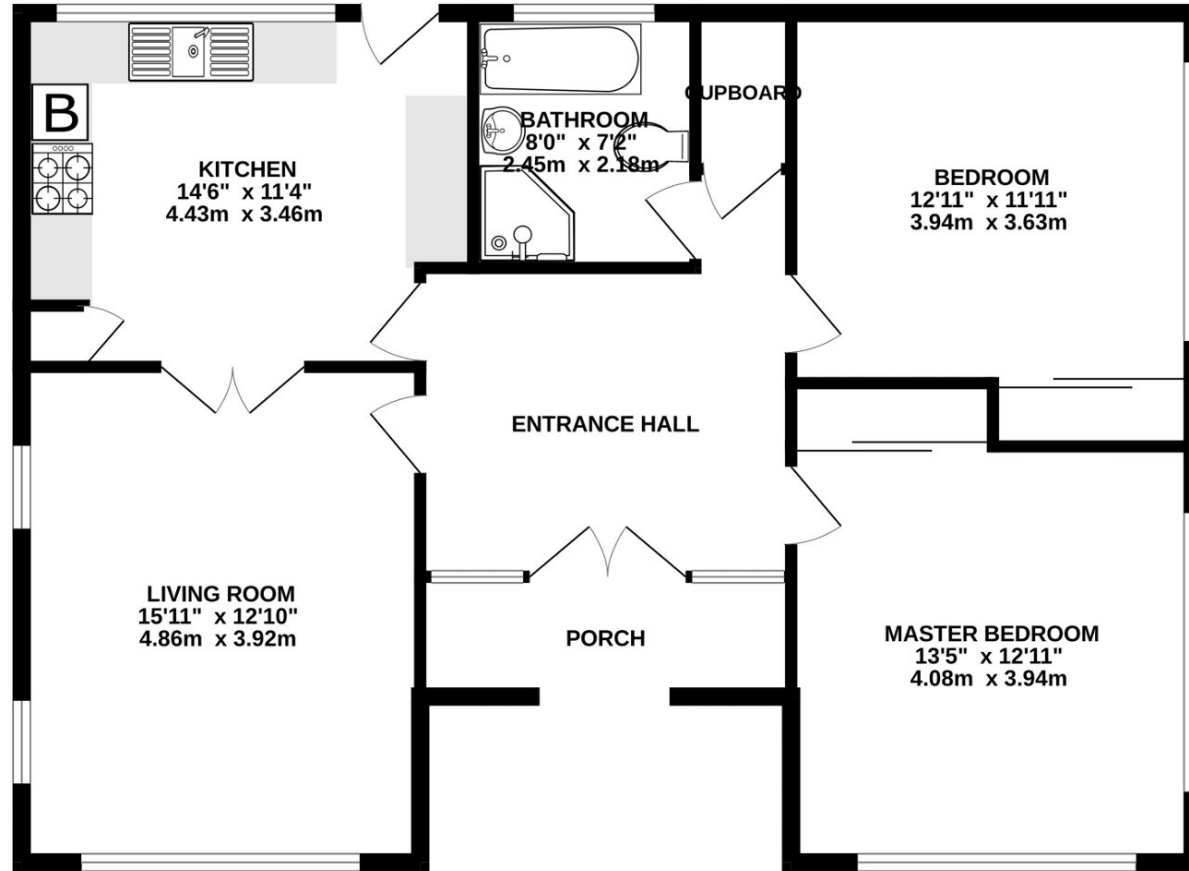
Comberbach is a small rural village located to the north of Northwich, adjacent to Budworth Mere and Marbury Park and located within a short drive from prestigious Kutsford and a little over 5 minutes to both the M6 (Jct.19) and M56 (Jct.10) motorway networks.

The location is idyllic for those who like the country life, surrounded by other small villages adjacent, including Antrobus, and the beautiful historic village of Great Budworth which is within walking distance.

There are a small number of local amenities including a Post Office Shop, Comberbach Primary School, and the superb Spinner & Bergamot Public House.



GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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