



## 43 Moorlands Drive, Nantwich, CW5 7PA Offers in excess of £300,000

An attractive and well-presented family home situated within the highly desirable village of Wybunbury, offering spacious and versatile accommodation together with private gardens and ample off-road parking.

Occupying a pleasant position within a sought-after residential development, this impressive property provides well-balanced living space ideally suited to modern family life. The accommodation briefly comprises a welcoming entrance hall, generous living room, contemporary fitted kitchen with dining area, and a range of practical ancillary spaces. To the first floor, the property offers well-proportioned bedrooms and family bathroom facilities, with the principal bedroom benefiting from its own private amenities.

Externally, the property enjoys attractive gardens providing an excellent space for outdoor entertaining and family enjoyment, whilst driveway parking and garaging add further practicality.

Wybunbury remains one of South Cheshire's most desirable villages, renowned for its strong community atmosphere, excellent local amenities and highly regarded schooling. The property is conveniently placed for Nantwich, Crewe and major transport links, making it ideal for both local and commuter buyers.

An early viewing is highly recommended to appreciate the quality, space and location this superb home has to offer.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

