



23 Perch Avenue, Stapeley, Nantwich, Nantwich, CW5 7TU
£690,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

Plot 12 – The Pensthorpe | Maylands Park, Stapeley, Nantwich

Introducing The Pensthorpe, a beautifully designed five-bedroom detached home on Perch Avenue in the sought-after area of Stapeley, Nantwich—perfect for growing families.

At the heart of the home is a spacious open-plan kitchen and dining area with French doors to the garden, ideal for everyday living and entertaining. The ground floor also features a bright lounge with garden access, a separate dining room, and a dedicated study for home working.

Upstairs offers four generous double bedrooms and a single bedroom, with two en-suites plus a modern family bathroom, providing plenty of space for family life.

Outside, the property benefits from a detached double garage and driveway parking, along with energy-efficient features including solar panels, argon-filled double glazing, and an EV charging point.

Blending modern living, eco-conscious design, and a prime location, The Pensthorpe is the perfect choice for those looking to settle in a thriving Cheshire community.

Plot 12
Freehold
EPC rating TBC
Council Tax TBC
10 year structural warranty
2 year builders defect
Management fee £271.75 Per Year

Kitchen / Family / Breakfast 13'5" x 22'7" (4.09m x 6.88m)

Lounge 11'7" x 17'3" (3.53m x 5.26m)

Study Downstairs 7'11" x 9'5" (2.41m x 2.87m)

Dining 12'7" x 9'9" (3.84m x 2.97m)

Utility 6'8" x 6'2" (2.03m x 1.88m)

WC 6'2" x 4'10" (1.88m x 1.47m)

1st Floor

Bedroom 1 11'3" x 12'7" (3.43m x 3.84m)

Ensuite 1 6'7" x 5'6" (2.01m x 1.68m)

Bedroom 2 10'6" x 11'2" (3.20m x 3.40m)

Ensuite 2 4'7" x 7'6" (1.40m x 2.29m)

Bedroom 3 12'0" x 9'5" (3.66m x 2.87m)

Bedroom 4 9'3" x 10'2" (2.82m x 3.10m)

Bedroom 5

* Subject to builders terms, conditions and price differentials

** Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

**** Part Exchange cannot be utilised with any other incentive

PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY

