



9 WESTGATE PARK | HOUGH | CHESHIRE | CW2 5GY | OIRO £459,950





# 9 Westgate Park, Hough, Cheshire, CW2 5GY

An extremely desirable, naturally light & spacious Five Bedroom, Three Bathroom Detached executive style House of superb appeal, built by Bellway Homes to the 'Mere' design standing in a charming cul de sac within a highly popular village.

The recently redecorated accommodation briefly comprises; Entrance Hall, Living Room with doors to the Dining Room, Kitchen Diner with French doors to the rear garden, Utility Room, WC. First Floor Landing, Stunning Master Bedroom One with 'cathedral style' ceiling & tall arched window, Ensuite Shower Room, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four, Bedroom Five / Office, Family Bathroom. Boasting a wonderful lawned South facing rear garden with patio, integral garage & double width driveway.

The outstanding, meticulously appointed family home deserved prompt inspection to fully appreciate the exceptional home on offer.

**MUST BE VIEWED TO BE APPRECIATED**







#### DIRECTIONS

From the Agent's Nantwich office proceed along Hospital Street. At the 2nd traffic island by Churches Mansion, proceed straight across into London Road (A51). Follow the road, continuing through the traffic lights and at the next major traffic island take the 4th exit off, signposted Shavington. Continue along Newcastle Road, passing 'The Elephant & Castle' public house to the traffic lights. Continue ahead towards Hough. Turn right into Cobbs Lane & turn left into Westgate Park where the property will be observed on the left hand side at the head of the cul de sac.

#### HOUGH VILLAGE

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe and local schools, both towns offer an excellent range of shopping & educational facilities.



#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Steel casement part glazed entrance door with side panes. Ceiling light point, ceiling coving, smoke detector, radiator, telephone point. Stairs rising to the first floor.

#### LIVING ROOM

17'0" x 11'7" Elegantly appointed & recently beautifully redecorated with ceiling light point, two radiators, attractive uPVC double glazed windows to the front bay, TV & telephone points, ornate 'Rococo' style fire surround with inset coal effect gas fire, marble insert & hearth.







LIVING ROOM







#### DINING ROOM

11'7" x 10'0" Well proportioned & superbly appointed with ceiling light point, ceiling coving, uPVC double glazed window to rear, radiator. Door to the Kitchen Diner.



#### KITCHEN DINER

11'7" x 9'1" Comprehensively well equipped with a range of light limed oak effect fronted wall, base & drawer units incorporating roll top laminate work surface with inset 1.5 bowl single drainer sink unit & mixer tap. Ceiling light point, uPVC double glazed window to the rear & French doors leading to the garden, radiator, TV point. Eye level double ovens, four burner gas hob with extractor over. Space & plumbing for dishwasher, part tiled walls, tile effect floor. Archway to the Utility Room.



#### UTILITY ROOM

Roll top laminate work surface with stainless steel single drainer sink unit & mixer tap, ceiling light point, extractor fan, part tiled walls, uPVC double glazed window to the side, wall mounted gas central heating boiler, space & plumbing for washing machine & tumble dryer, tile effect floor, door to the side.

#### CLOAKS / WC

Low level WC, pedestal wash hand basin with tile splash back, tile effect floor.







#### FIRST FLOOR LANDING

Ceiling light point, loft access, radiator. Built in airing cupboard.



#### FAMILY BATH & SHOWER ROOM

Panel bath with mixer taps & shower attachment, low level WC, pedestal wash hand basin, ceiling light point, radiator, uPVC double glazed window to the rear elevation.





MASTER BEDROOM ONE







#### MASTER BEDROOM ONE

13'0" x 11'8" max An extremely attractive & spacious suite with outstanding 'cathedral' style ceiling with ceiling light point, radiator, tall arch top uPVC double glazed window to the front elevation, TV & telephone points, range of fitted wardrobes. Door to the Ensuite.

#### ENSUITE SHOWER ROOM

13'10" x 10'7" Shower cubicle with mains shower (fully tiled where visible), arch to inset wash hand basin upon built in vanity cupboard, low level WC, ceiling light point, part tiled walls, uPVC double glazed window to the front elevation.

#### BEDROOM TWO

13'10" x 10'7" Incredibly spacious & impeccably appointed featuring a ceiling light point, radiator, uPVC double glazed windows to the attractive box bay to the front elevation with pleasant cul de sac outlook, TV point.

Fitted wardrobes with corner shelving. Door to the Ensuite.

(Note: Bedroom Two could also be used as the principal Master Bedroom if required).



#### ENSUITE SHOWER ROOM

Walk in shower cubicle (fully tiled where visible), low level WC, pedestal wash hand basin, part tiled walls, ceiling light point, radiator & uPVC double glazed window to the front elevation.





BEDROOM TWO







### BEDROOM THREE

12'8" x 8'4" Ceiling light point, radiator, uPVC double glazed window.







**BEDROOM FOUR**

11'8" x 8'9" Ceiling light point, radiator, uPVC double glazed window.



**BEDROOM FIVE / OFFICE**

8'6" x 7'9" Ceiling light point, radiator, uPVC double glazed window.







#### EXTERIOR

The property enjoys a pleasant lawned front garden with richly stocked flowering border. Double width Tarmacadam driveway.

**INTEGRAL GARAGE:** With up & over door.

The stunning rear garden is South facing & of an excellent yet manageable size featuring a lawn & paved patio.

Planted borders & timber painted shed. Side access.

#### SERVICES

All mains water, gas, electricity & drainage are connected (subject to statutory undertakers costs & conditions).

Gas central heating.

**NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich

Office. Tel: 01270 625410 E-mail:

nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



EPC RATING: C

COUNCIL TAX BAND: F





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#### FINANCIAL ADVICE

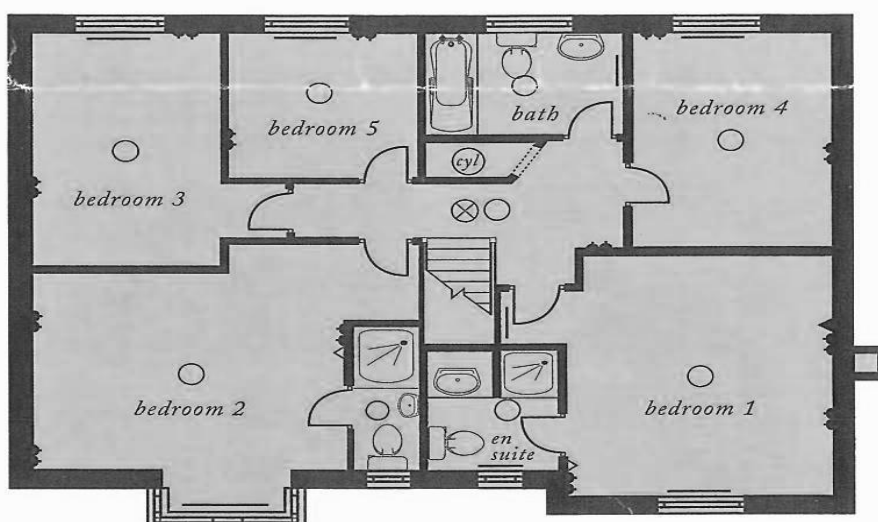
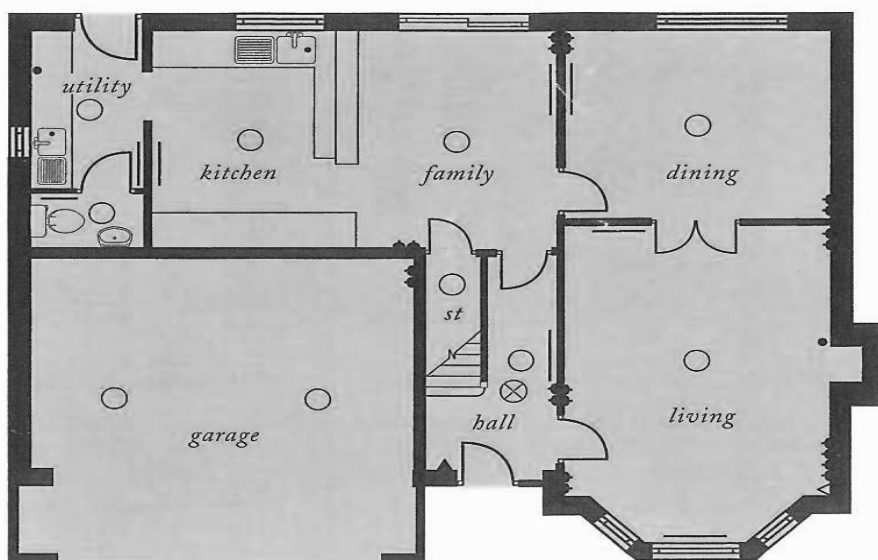
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\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

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Your home may be repossessed if you do not keep up repayments on your mortgage.







Room Dimensions The Mere		
<i>lounge</i>	5.205m x 3.555m (max)	(17'0" x 11'7") (max)
<i>kitchen</i>	3.555m x 2.780m	(11'7" x 9'1")
<i>dining</i>	3.555m x 3.055m	(11'7" x 10'0")
<i>family</i>	3.555m x 2.705m	(11'7" x 8'10")
<i>bedroom 1</i>	3.975m x 3.575m (max)	(13'0" x 11'8") (max)
<i>bedroom 2</i>	4.220m x 3.235m	(13'10" x 10'7")
<i>bedroom 3</i>	3.875m x 2.550m	(12'8" x 8'4")
<i>bedroom 4</i>	3.575m x 2.675m	(11'8" x 8'9")
<i>bedroom 5</i>	2.600m x 2.375m	(8'6" x 7'9")

Wright Marshall  
Estate Agents

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**wrightmarshall.co.uk**