



5 BAY LILY ROAD | STAPELEY | NANTWICH | CHESHIRE | CW5 7SW | OIRO £475,000



Nestled in the charming area of Stapeley this delightful detached house offers a perfect blend of comfort and modern living within its outstanding impeccably well appointed interiors. With four spacious bedrooms & two bathrooms this property is ideal for families or professionals etc seeking a serene environment while still being close to local amenities.

As you enter the home, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the well-designed family friendly layout. The generous living spaces provide plenty of room for relaxation and entertaining, making it a wonderful place to create lasting memories with loved ones. The kitchen dining family room is well-appointed & extremely spacious, offering both functionality and style, perfect for those who enjoy cooking and hosting gatherings.

The bedrooms are thoughtfully designed, providing a peaceful retreat for each family member. The master bedroom, in particular, boasts ample space and is a perfect sanctuary for unwinding after a long day. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest rooms, or even as home office or hobby space.

Outside, the property features a lovely landscaped rear garden, ideal for outdoor activities, entertaining and enjoying the fresh air. The design is pet & child friendly making it a choice easy maintenance garden. The surrounding area is known for its friendly community and excellent local schools, making it a desirable location for families. With convenient access to nearby shops and transport links, this home offers both tranquillity and practicality. In summary, this four-bedroom detached house is a wonderful opportunity for those looking to settle in a peaceful yet accessible part of Cheshire. With its spacious interiors and inviting outdoor space, it is a property that truly feels like home.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIMPLY STUNNING PROPERTY





DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh Way and continue to the crossroads. Turn right at the traffic lights into London Road (A51). Turn right into Winterberry Way & turn left into Bay Lily Road & bear left. The property will be observed on the left hand side.

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).
 - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).
 - 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).
- (Other excellent schools are also located within the town).

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 1 hr 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





LIVING ROOM 19'7 x 12'2





KITCHEN DINING FAMILY ROOM 20'0 x 16'4





UTILITY ROOM 8'3 x 5'1



CLOAKS WC



STUDY / PLAYROOM 9'4 x 7'8





FIRST FLOOR LANDING

FAMILY BATH & SHOWER ROOM 8'9 x 7'6





MASTER BEDROOM ONE 12'8 x 12'1

ENSUITE SHOWER ROOM 7'1 x 4'7





BEDROOM TWO 12'4 x 12'1



BEDROOM THREE 13'3 x 9'4

BEDROOM FOUR 10'1 x 7'7





EXTERIOR

The property boasts outstanding immaculate gardens to the front & rear, having been meticulously landscaped to take full advantage of the space on offer whilst the ease of maintenance makes busy lives much easier. Pretty front garden with Tarmac tandem driveway to the side providing ample parking for vehicles & single garage. Solid timber gate leading from the driveway to the rear garden. Being professionally landscaped, the rear garden is superbly appointed & features an extensive paved patio with edged central rectangular lawn. Sleek paved raised border with specimen evergreen planting.

SINGLE GARAGE 17'0 x 9'0

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity, gas & drainage services 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

Leasehold with vacant possession upon completion (Subject to Contract). (Term 99 years from 2016).
Current ground rent: £157.50
Freehold is owned by Landmark.

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 & PLANS

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.



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!
** 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, so we can discuss your requirements further ** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



