Wright Marshall
Estate Agents

7 ORCHARD CRESCENT | NANTWICH | CHESHIRE | CW5 7AN | £625,000

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Exceptional Contemporary Three-Bedroom Detached True Bungalow with South Facing Garden
In a Sought After Location Adjoining Open Space

This outstanding, fully remodelled three bedroom, two bathroom detached true bungalow presents a rare opportunity to acquire a beautifully modernised home offering stylish single-level living, extremely generous outdoor space, and exceptional privacy. Finished to an impressive standard throughout, the property combines contemporary design with practical living, making it ideal for a wide range of buyers seeking comfort, space and quality.

Positioned on a generous plot with an extensive enlarged gated driveway with space for maneuverability. The home provides ample off-road parking for multiple vehicles including space for motorhome etc and leads to a superb recently built detached garage/workshop, offering additional storage or workshop potential. Internally, the property has been thoughtfully reconfigured and upgraded to create a bright, modern living environment. The accommodation includes a pleasant living room and a spacious open-plan kitchen diner designed for both everyday living and entertaining. There are three well-proportioned bedrooms, including a superb principal bedroom with a modern en-suite shower room & dressing area, while the remaining bedrooms are served by a luxurious family bathroom, finished with contemporary fittings and elegant tiling. Externally, the property truly excels with a beautiful south-facing lawned rear garden, providing an ideal setting for outdoor relaxation, entertaining and enjoying sunshine throughout the day. The garden offers excellent privacy and space for landscaping, outdoor seating areas, or family use. Further benefits include modern double glazing, contemporary finishes throughout and the convenience of single-level living, making the property both energy-efficient and highly practical. Situated in a desirable residential location, the bungalow offers convenient access to local amenities, lake, transport links, and surrounding countryside, combining peaceful living with excellent connectivity. This impressive 'turnkey' home must be viewed to fully appreciate the quality of renovation, generous plot, and superb lifestyle it offers.

VIEWING IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed out of Nantwich on Wellington Road and turn right just past Park Road onto Western Avenue and follow the road. Turn right into Oak Grove and take the left turn into Orchard Crescent where the property will be observed on the left hand side.
(The property is an easy walk away from the lake).

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. 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.

AGENT'S NOTE:-

The present vendors have substantially improved the property throughout which has created a magnificent substantial bungalow in the heart of leafy Nantwich being close to the lake and countryside beyond. The specification is fantastic, with superb detailing within the interiors and exterior. Buyers will be more than impressed.

THE ACCOMMODATION:-

ENCLOSED ENTRANCE PORCH 5'6 x 3'7

ENTRANCE HALL 19'1 x 5'10

LIVING ROOM 18'2 x 11'11

KITCHEN DINING FAMILY ROOM 19'11 x 14'0

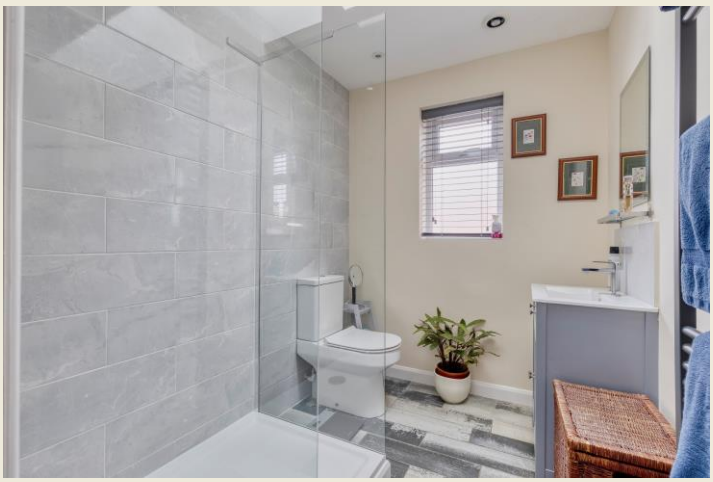
UTILITY CUPBOARD 5'8 x 2'8

MASTER BEDROOM SUITE:-

DRESSING AREA

BEDROOM ONE 19'11 x 13'3

ENSUITE SHOWER ROOM 7'4 x 5'9



BEDROOM TWO 12'11 x 9'3

BEDROOM THREE 9'10 x 8'8

FAMILY BATHROOM 7'5 x 5'11

EPC RATING: D

COUNCIL TAX BAND: D

EXTERIOR

The property stands amidst a surprisingly generous garden of which the rear garden faces due South, making it the perfect place to relax and entertain. Predominantly laid to lawn, the vendors have laid a large driveway and fitted gates which lead to the outstanding recently built detached garage / workshop. The view over open green space to the rear is wonderful which certainly further enhances the delightful location. With seating spots, buyers have the most impressive garden to enjoy and perhaps further cultivate if required. For buyers requiring parking for multiple vehicles, they will be delighted as the space for parking & turning, including space for motorhome etc is immense.

DETACHED GARAGE / WORKSHOP 24'11 x 11'5

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (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.

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.

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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.

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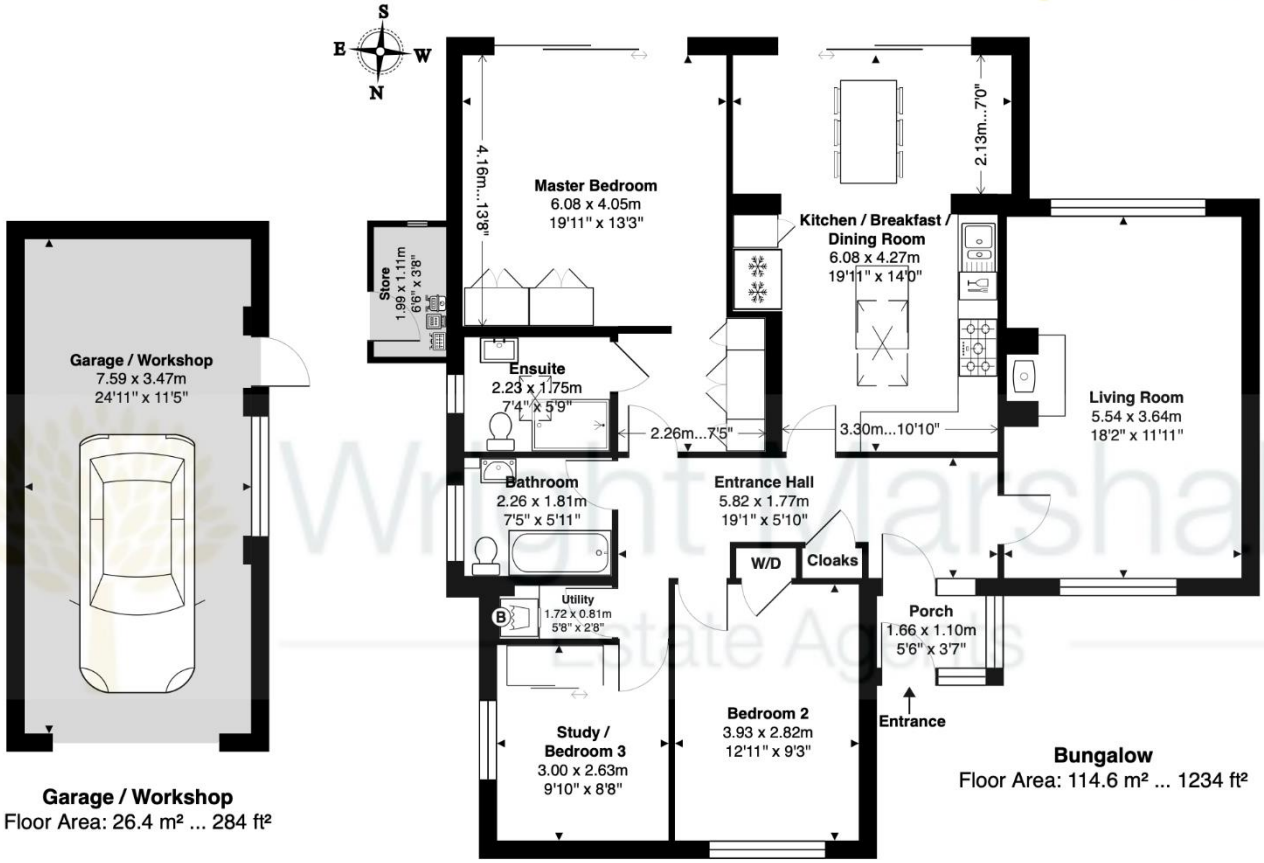

Garage / Workshop
Floor Area: 26.4 m² ... 284 ft²

Bungalow
Floor Area: 114.6 m² ... 1234 ft²

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Approximate Gross Internal Area: 141.0 m² ... 1518 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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