



Ground Floor



First Floor

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MISREPRESENTATION ACT 1967.

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Situated on the popular Stapeley development occupying a superb corner position in a small cul de sac adjoining conservation areas. An attractive Four Bed, Two Bath Detached House, situated in a sought after location boasting excellent family size accommodation over two floors with a newly fitted kitchen opening to a dining area making it a super sociable kitchen dining space leading to the spacious garden room. Within excellent school catchments the property is tastefully decorated throughout & benefits from a single Integral Garage & parking to the front. Gravelled frontage & a wonderful manageable rear garden with a raised decked seating area, lawn & patio with some attractive planting. UPVC Double Glazing & Gas Central Heating. NO CHAIN

### DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right, past Morrisons Supermarket. At the roundabout, bear left onto Wellington Road & proceed over the level crossing. Continue for 0.75 of a mile to the traffic lights, just after Brine Leas Secondary School, turn left into Peter De Stapleigh Way & turn left into Hawksey Drive. Turn right into Garnett Close & bear left into the small cul de sac.

### DESCRIPTION

Situated on the popular Stapeley development and close to local schools, the property occupies a superb corner position in a small cul de sac adjoining conservation areas.

An attractive Four Bedroom, Two Bathroom Detached House, situated in a sought after location boasting excellent family size accommodation over two floors & within excellent school catchments.

The property is tastefully decorated throughout & briefly comprises; Entrance Hall, Living Room, Dining Room, Garden Room, Fitted Kitchen, Utility Room. First Floor: Landing, Bedroom Two & Ensuite Shower Room, Bedrooms One, Three & Four, Family Bathroom. The property benefits from a single Integral Garage & parking to the front. Gravelled frontage with hedging & a wonderful manageable rear garden with a raised decked seating area, lawn & patio with some attractive planting. UPVC Double Glazing & Gas Central Heating.

NO CHAIN

### 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 - Headmaster: Mr A. Cliffe - tel: 01270 625663. email: info@brineleasschool.co.uk 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - Headmistress: Mrs Marian Andrews - tel: 01270 624186. e-mail: admin@stapeleybl.cheshire.sch.uk 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GU. Headmistress: Mrs Mary Hennessey Jones - tel: 01270 619142. email: peartreeprimaryadmin@cheshire.gov.co.uk (Other excellent schools are also located within the town).

### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 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 Aide 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 new 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 approx dimensions, comprises:-

### ENTRANCE HALL

Highly attractive contemporary PVC entrance door in dark grey colour. Wood effect flooring, ceiling spotlights. Stairs rising to the first floor.

### LIVING ROOM

(14' 3" x 12' 3" excl. bay window) ((4.27m 0.91m x 3.66m 0.91m excl. bay window))  
UPVC Double glazed box bay window to front, 2 radiators, feature oak fireplace with black marble-effect inset & hearth housing a living-flame gas fire, coving to ceiling, double glazed window to side elevation with view over the wildlife area, ceiling light point, TV aerial & telephone point.

### DINING ROOM

(9' 10" x 7' 11") ((2.74m 3.05m x 2.13m 3.35m))  
Laminate wood flooring, radiator, coving to ceiling, ceiling light point, double doors to Garden / Family Room & door to Kitchen.

### GARDEN / FAMILY ROOM

(13' 0" x 11' 4") ((3.96m 0.00m x 3.35m 1.22m))  
A delightful well proportioned & comfortable room with a pleasant outlook over the garden and boasting a fantastic high ceiling - forming a spacious & versatile space. Benefitting from folding glass doors opening into the garden, Upvc double glazed window to the rear elevation. TV aerial point, recessed ceiling spotlights, radiator.

### KITCHEN

(13' 2" x 7' 5") ((3.96m 0.61m x 2.13m 1.52m))  
Fitted with a range of light wood fronted units, comprising:- base, wall & drawer units with work surfaces over incorporating a single drainer coloured sink unit with mixer tap. Inset electric oven with 4-ring gas hob above & extractor canopy over, plumbing & space for dishwasher, part tiled walls, double glazed window to rear elevation, extractor fan, ceramic tile floor, radiator, space for upright fridge/freezer, ceiling light point, door to Cloaks W.C & door to Garage.

### CLOAKS WC

Low-level WC & wall mounted vanity wash hand basin. Ceramic tile floor, extractor fan, ceiling light point, radiator.

### SINGLE GARAGE

(14' 6" x 7' 7") ((4.27m 1.83m x 2.13m 2.13m) )  
With highly attractive dark grey coloured roller door, light & power.

### UTILITY ROOM

(7' 7" x 7' 3") ((2.13m 2.13m x 2.13m 0.91m))  
Ceramic tile floor, double base unit with single drainer stainless steel sink unit, tiled surrounds, plumbing for washing machine, extractor fan, strip light to ceiling, radiator. Door to outside, control switch for garden lighting, door to Garage.

### FIRST FLOOR LANDING

Radiator, ceiling spotlights, loft access, built-in airing cupboard housing gas combi boiler.

### BEDROOM ONE

(11' 9" x 8' 9") ((3.35m 2.74m x 2.44m 2.74m) )  
Full-width range of built-in wardrobes with mirror-fronted doors. Double glazed window to rear elevation with highly attractive outlook over the rear garden & wildlife area beyond, radiator, ceiling spotlights, TV aerial point.

### BEDROOM TWO

(13' 8"max. x 7' 6") ((3.96m 2.44mmax. x 2.13m 1.83m))  
Velux-type skylight, radiator, ceiling spotlights, TV aerial point. Door to En-Suite Shower Room.

### ENSUITE SHOWER ROOM

Fully tiled walls to a 3-piece suite, comprising:- Shower cubicle with folding glass doors, low-level WC & wash hand basin. Radiator, double glazed opaque window to rear elevation, ceiling spotlights, extractor fan.

### BEDROOM THREE

(10' 4" x 8' 10") ((3.05m 1.22m x 2.44m 3.05m))  
Double glazed window to front elevation with pleasant outlook over a wildlife area, radiator, ceiling light point, TV aerial point.

### BEDROOM FOUR

(8' 3" x 6' 7") ((2.44m 0.91m x 1.83m 2.13m))  
Double glazed window to rear elevation with super outlook, ceiling light point, radiator, telephone point.

### FAMILY BATHROOM

Comprising a 3-piece suite with panel bath with electric shower over & glazed shower screen, low-level WC & pedestal wash hand basin. Shaver point, radiator, double glazed window to front elevation, extractor fan, ceiling spotlights.

### EXTERIOR

There is space for three cars to the front of the property & a pebbled garden area. To the rear the garden has been landscaped to provide decked seating areas with inset lighting, a lawned area & flower borders. The garden is enclosed by timber fencing bordering open spaces which makes the location of this property particularly attractive.

### EPC RATING: C

### COUNCIL TAX BAND: D

### SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas-fired 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

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

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: nantwichadmin@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

### 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

### 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