



1 COTTON CLOSE | WRENBURY | NANTWICH | CHESHIRE | CW5 8FR | OIRO £415,000





Positioned on an enviable corner plot position with wonderful countryside surrounding.  
Within easy walking distance of the village green, church, village hall, doctors, glorious café and shop.

Standing amidst a charming & sought after village with facilities, train station, canal & wonderful countryside, this exceptional family residence built by 'Bovis Homes' offers excellent neutrally decorated accommodation & contemporary flair featuring an immaculate individually designed high quality kitchen fitted approx. 2 years ago and including excellent appliances. Undoubtedly one of the most desirable plots the incredibly spacious, light & comfortable modern country home benefits excellent energy efficiency by way of air source heating and wonderful easy maintenance part walled gardens.

For families, or indeed anyone wishing to fully immerse themselves in nature, there is an excellent country park which has been meticulously created within the development itself.

This fine property briefly comprises; Entrance Hall, Living Room with French doors opening to the pretty garden, contemporary Kitchen opening to a spacious Dining area, Cloaks WC (fitted 2 years ago).

First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom.

Externally the property stands in a choice corner plot position with generous Tarmac tandem driveway & single garage with fitted storage and work bench (installed by the present vendor to provide excellent storage & functionality). Charming lawned frontage with planting extending to the side.

Attractive curved brick wall creating a sublime walled garden to the side with generous lawn, patio & pretty planting. The garden is family & pet friendly and provides a perfect place to relax, entertain & simply while away the hours in the tranquil position whilst being able to be easy to maintain.

Air source heating & UPVC D.G.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DESIRABLE COUNTRY RESIDENCE**







#### DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village, past the School on the right hand side. Continue towards the pretty village green and continue towards the canal. The entrance to the pleasant rural development will be observed on the left hand side, continue following the road & bear left into Cotton Close where the property will be immediately observed on the left hand corner.

#### WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.







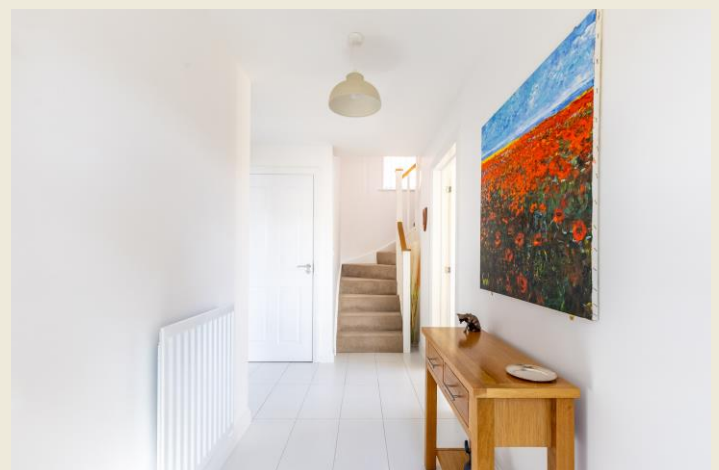
#### NEARBY NANTWICH TOWN

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 18'3 x 7'1







KITCHEN DINER 18'3 x 12'1





LIVING ROOM 18'3" x 13'11"





CLOAKS / WC 5'6 x 3'7

FIRST FLOOR LANDING







MASTER BEDROOM ONE 12'11 x 12'5



ENSUITE SHOWER ROOM 6'9 x 5'1







BEDROOM TWO 11'1 x 9'10

BEDROOM THREE 11'2 x 8'2

BEDROOM FOUR 8'0 x 7'9

FAMILY BATHROOM 6'10 x 6'2







#### EXTERIOR

The gardens are delightful particularly with the benefit of the vista towards the Church.

Approached over a tandem Tarmacadam driveway providing ample off road parking there is also a single garage.

Pathway leading to the front entrance is accentuated by a charming lawned garden and additional pretty planting.

The lawned part walled garden is a highly delightful spot to relax, entertain & simply enjoy the locality. The space is of a good yet manageable size which if buyers require could be adapted to suit their own taste etc

**SINGLE GARAGE: 18'4 x 9'0**

**EPC RATING: B**

**COUNCIL TAX BAND: E**

#### SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Air source 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. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### 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](mailto: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.







