



100 COLLEYS LANE | WILLASTON | NANTWICH | CHESHIRE | CW5 6NT | GUIDE PRICE £620,000



Positioned within a glorious sought after semi rural location within easy access to Nantwich.
An exciting & rare opportunity to acquire a substantial three bedroom detached two bungalow
with dormer conversion potential.

Although extremely deceptive with its existing accommodation, there is ample opportunity for buyers to
further enlarge into the first floor loft space (excellent ceiling height).

The generous garden features a large lawn and well stocked borders with wonderful spots in in which to
relax, socialise and entertain and fully immerse yourself in the position of your surroundings.

The individually designed property briefly comprises; Porch, Entrance Hall, Living Dining Room, Kitchen
Breakfast Room, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Shower Room.
Large loft room accessed via drop down ladder from the entrance hall.

With an impressive large driveway & forecourt accommodating numerous vehicles, there is also a detached
double garage to the rear along with various stores.

Affording scope for owner occupiers or indeed developers to maximise the potential in front of them, there
are so many ways in which to further evolve this fantastic individual property.

An immense opportunity for owners occupiers yearning to enjoy glorious surroundings, a comfortable home
and with ability to add their own flair and style to make a truly delightful forever home.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn left into Colleys Lane where the property will be observed set back on the right hand side.

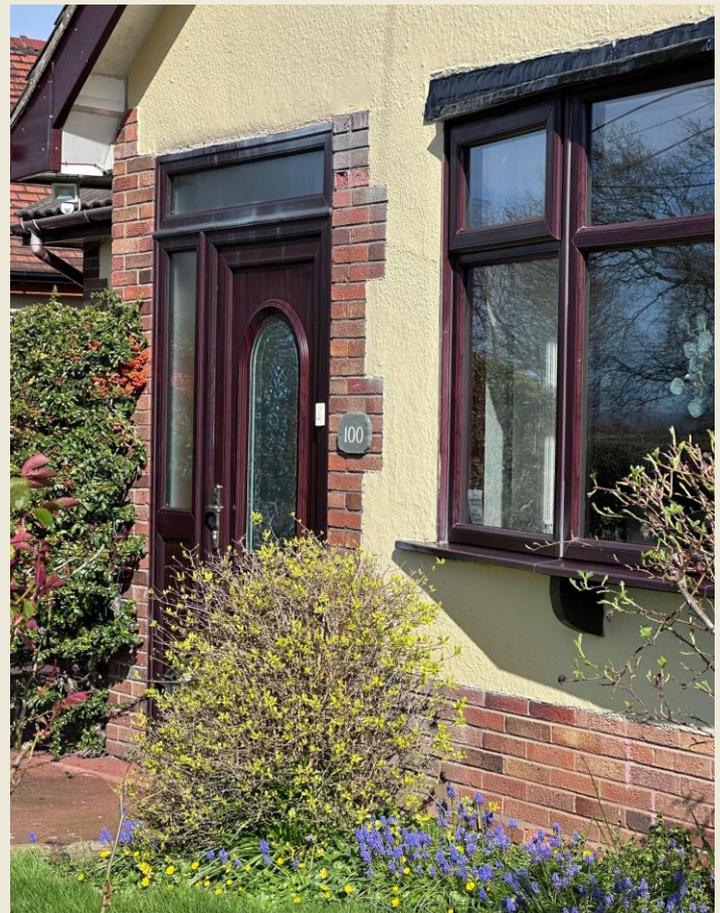
LOCATION - WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich. **SCHOOLS:** Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ
Tel: email the office: , email the head: Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. There is 'The Nags Head' pub in the village whilst 'The Peacock', is situated on the Crewe Road (A534).

NANTWICH

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.





AGENT'S NOTE:-

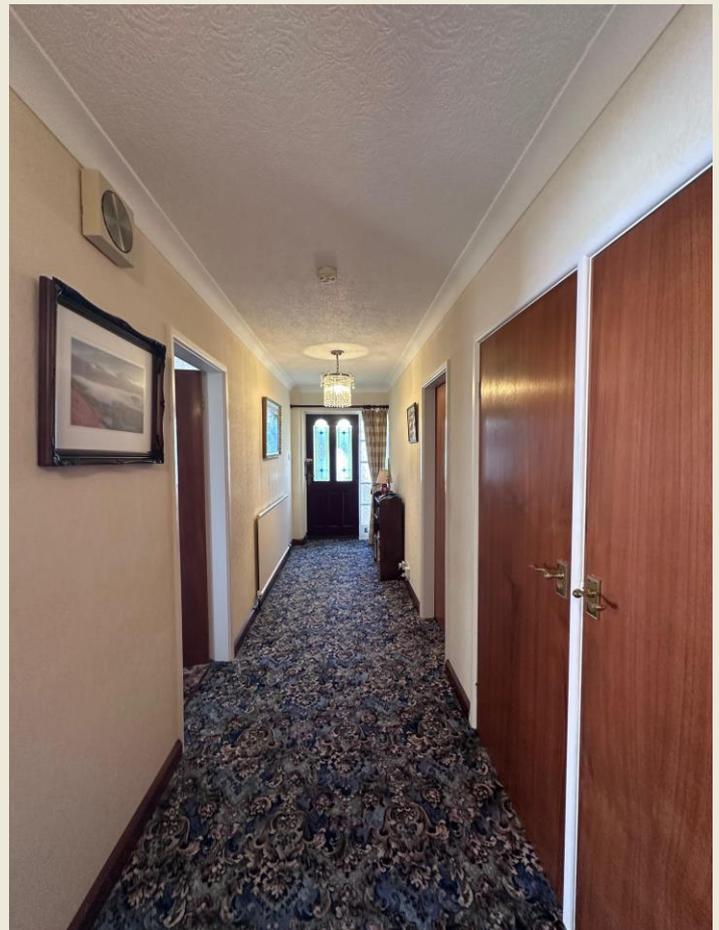
The potential is enormous for discerning buyers wishing to purchase in which to enjoy living in the wonderful residence which can easily facilitate varied uses.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 5'1 x 4'7

ENTRANCE HALL 23'1 x 10'4





LIVING DINING ROOM 19'11 x 12'6





KITCHEN DINING BREAKFAST ROOM 19'10 x 12'5

CONSERVATORY 13'3 x 8'10





BEDROOM ONE 12'5 x 11'5

BEDROOM TWO 11'11 x 9'11

BEDROOM THREE 11'11 x 8'11





SHOWER ROOM 9'5 x 5'11

SEPARATE WC 5'11 x 3'11

FIRST FLOOR – POTENTIAL ACCOMMODATION:-
LARGE LOFT SPACE ACCESSED VIA DROP DOWN LADDER:-
39'10 x 29'8





EXTERIOR

The property stands within a generous garden plot incorporating an impressive entrance driveway opening to a spacious forecourt with ample turning facility etc. There is a pleasant good size lawned garden to the front of the property with attractive wall & various well stocked birders and pathway leading to the front entrance flanked by clipped box shrubs.

The rear garden is an absolute delight being extremely generous in size and well thought out with a large lawn, attractive clipped shrubs, evergreens and timber arch with climbing plants.

An outstanding feature is the view beyond as the garden adjoins open fields.

DETACHED DOUBLE GARAGE 17'2 x 15'3

ATTACHED WC 5'3 x 3'8

DETACHED WORKSHOP / STORE 23'11 x 11'7

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains gas, water and electricity are connected (subject to statutory undertakers costs & conditions). Gas fired central heating.

Private drainage (septic tank).

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. 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.

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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!

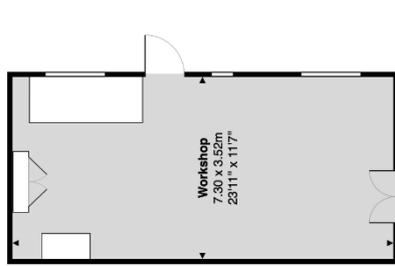
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

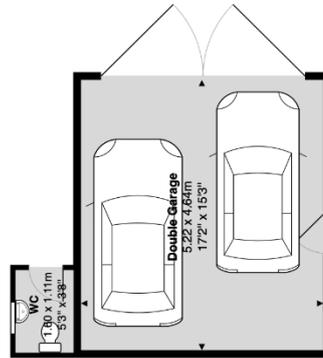




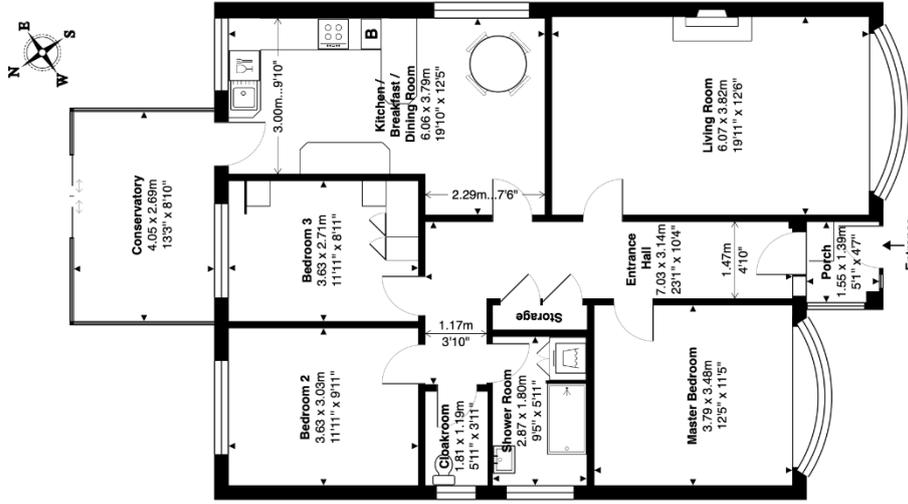




Workshop
Floor Area: 25.7 m² ... 276 ft²



Double Garage / WC
Floor Area: 26.3 m² ... 283 ft²



Bungalow
Floor Area: 119.7 m² ... 1289 ft²



Potential First Floor
Floor Area: 102.7 m² ... 1105 ft²

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Approximate Gross Internal Area: 171.7 m² ... 1848 ft² (Including Outbuildings, excluding potential first floor)

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.

Floor plan produced by Leon Sanceuse from Green House EPC 2026. Copyright.