



7 ORCHARD CRESCENT, NANTWICH, CHESHIRE, CW5 7AN

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.

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



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated in a highly desirable location, this outstanding three bed, two bath detached true bungalow benefits from exceptional accommodation. The spacious layout ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout. With easy access to local amenities, lake, schools, and parks, making it an excellent choice for buyers. Sleek high quality style exudes quality throughout with a vast South facing lawned garden to enjoy. The extremely generous gardens are wonderful, there is an extensive enlarged gated driveway & detached garage/workshop.

DESCRIPTION

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.

AGENTS 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:-

With approximate dimensions briefly comprises;

ENCLOSED ENTRANCE PORCH

5'6 x 3'7 (1.68m x 1.09m)

ENTRANCE HALL

19'1 x 5'10 (5.82m x 1.78m)

LIVING ROOM

18'2 x 11'11 (5.54m x 3.63m)

KITCHEN DINING FAMILY ROOM

19'11 x 14'0 (6.07m x 4.27m)

UTILITY CUPBOARD

5'8 x 2'8 (1.73m x 0.81m)

MASTER BEDROOM SUITE:-

DRESSING AREA

BEDROOM ONE

19'11 x 13'3 (6.07m x 4.04m)

ENSUITE SHOWER ROOM

7'4 x 5'9 (2.24m x 1.75m)

BEDROOM TWO

12'11 x 9'3 (3.94m x 2.82m)

BEDROOM THREE / STUDY

9'10 x 8'8 (3.00m x 2.64m)

BATHROOM

7'5 x 5'11 (2.26m x 1.80m)

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 (7.59m x 3.48m)

EPC RATING: D

COUNCIL TAX BAND: D

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 & 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, 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.