



19 HAYDN JONES DRIVE | STAPELEY | NANTWICH | CHESHIRE | CW5 7GG | OIRO £469,000



Impeccably appointed, this fine imposing detached property boasts fantastic light & spacious accommodation over three very generous floors.

Being nestled in the desirable area of Stapeley just a short walk from town this outstanding three storey detached house is an ideal family home. With four spacious bedrooms (three doubles & expansive master suite), and three well-appointed bathrooms, this property offers superb ample space for a growing family or those who enjoy entertaining guests and having plenty of space. The home is meticulously well presented and immaculately decorated, showcasing a blend of modern comfort and classic style.

Briefly comprising; Porch, Entrance Hall, Cloaks WC, Living Room, Kitchen Dining Family Room, Conservatory. First Floor Landing, Bedroom Two & Ensuite Shower Room, Bedroom Three, Bedroom Four. Second Floor Landing. Master Bedroom Suite:- Bedroom One with built in wardrobes & Ensuite Shower Room.

The impeccable gardens at the front of the property provide a low maintenance and welcoming first impression whilst the enclosed rear garden is a sublime spot to relax & entertain. Situated within excellent primary & secondary school catchments, this residence is perfect for families seeking quality education for their children. Additionally, the property features a single garage and driveway, providing convenient storage or parking options. This versatile family-sized home is not to be missed, offering both comfort and practicality in a sought-after location.
Gas C.H. & UPVC D.G.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER





DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Staplegh Way and turn left into Hawksey Drive. Turn left into Haydn Jones Drive & the property will be observed on the right hand side.

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 - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).

(Other excellent schools are also located within the town).

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;

PORCH

ENTRANCE HALL

CLOAKS WC





KITCHEN DINING FAMILY ROOM:-

KITCHEN 11'5 x 10'6 max



DINING FAMILY AREA 11'11 x 9'1

CONSERVATORY





LIVING ROOM 15'11 max & 14'9 max





FIRST FLOOR LANDING

BEDROOM TWO 12'2 max x 11'9 max

ENSUITE SHOWER ROOM





FAMILY BATHROOM



BEDROOM THREE 11'1 x 8'5



BEDROOM FOUR 8'9 x 7'8





SECOND FLOOR LANDING

MASTER BEDROOM SUITE:-

BEDROOM ONE 15'3 x 14'7



ENSUITE SHOWER ROOM





SINGLE GARAGE

EXTERIOR

Driveway to the side of the property ensuring easy off road parking provision for approx. one/two vehicles. Pretty low maintenance clipped lollipop style shrubs to the front border.

Rear garden with shaped lawn, two decked seating areas & attractive flagged paved patio. Various plants to borders & timber side gate. Side door to garage.

EPC RATING: C

COUNCIL TAX BAND: E

SERVICES

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

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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.



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.



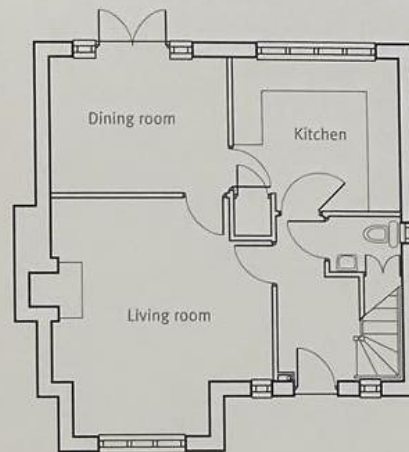
The Alvenley

Ground floor

Living room
4.86m max x 4.51m max (15'11" max x 14'9" max)

Dining room
3.63m x 2.78m (11'11" x 9'1")

Kitchen
3.48m x 3.21m max (11'5" x 10'6" max)

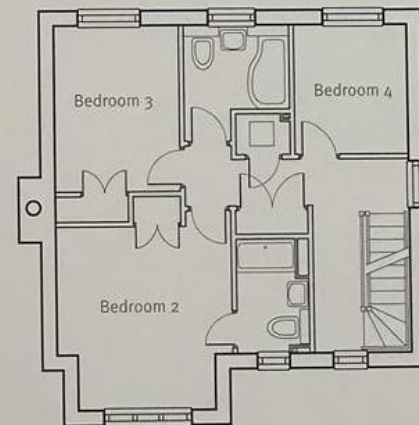


First floor

Bedroom 2
3.71m max x 3.58m max (12'2" max x 11'9" max)

Bedroom 3
3.39m x 2.56m (11'1" x 8'5")

Bedroom 4
2.67m x 2.35m (8'9" x 7'8")



Second floor

Bedroom 1
4.66m x 4.45m (15'3" x 14'7")

