



49 MOORLANDS DRIVE | WYBUNBURY | NANTWICH | CHESHIRE | CW5 7PA | OIRO £335,000



Nestled in the delightful village of Wybunbury with its 'leaning tower' & annual Fig Pie Wakes characterising the community spirit, this charming detached house offers a perfect blend of comfort and convenience. With three well-appointed bedrooms, this property provides spacious accommodation ideal for families or those seeking extra room to breathe.

Situated in a peaceful cul-de-sac, the home enjoys a tranquil setting, making it an excellent choice for those who appreciate a quieter lifestyle. The charming gardens surrounding the property enhance its appeal, providing a lovely outdoor space for relaxation or entertaining.

The accommodation briefly comprises; Spacious Entrance Hall, Cloaks WC,
Living Room with dual aspect & open fire, Dining Room, Kitchen Diner.

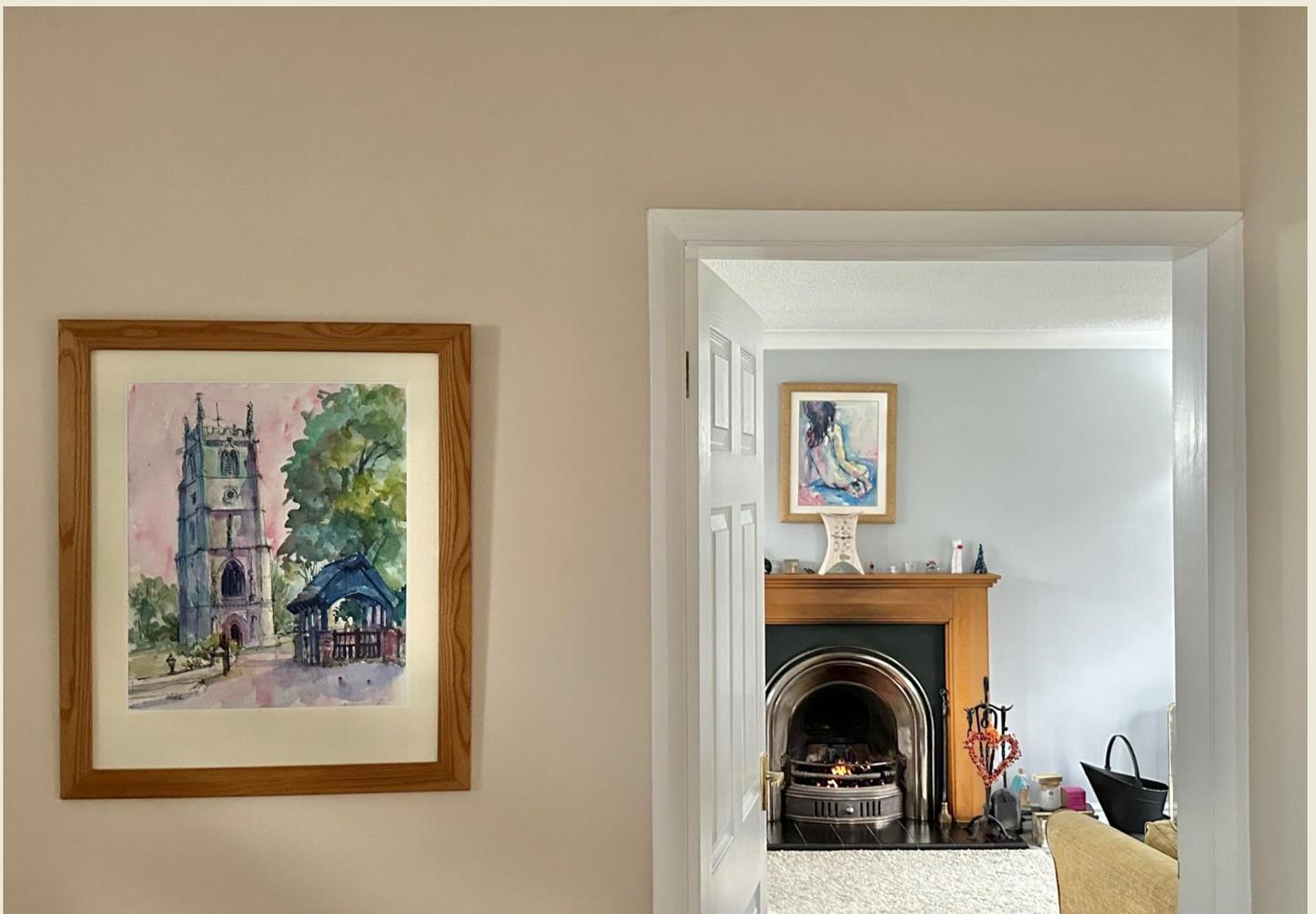
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Family Bathroom.

Gas central heating & uPVC double glazing throughout which was fitted October 2025.

Additionally, the recently enlarged driveway offers ample off-road parking, a valuable feature nowadays.

This excellent, manageable property is suitable for a variety of buyers, whether you are a first-time homeowner, a growing family, or looking to downsize to a great village with a sense of community -without compromising on space. With its inviting atmosphere and practical layout, this house is a wonderful opportunity to embrace village life in a picturesque setting.
Don't miss the chance to make this delightful home your own.

VIEWING IS HIGHLY RECOMMENDED





WYBUNBURY VILLAGE

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & continue ahead at the mini roundabout. Take the last exit at the 'Churches Mansion' roundabout onto London Road and proceed over the level crossing. At the traffic lights turn right, continuing onto the A51, and at the next set of traffic lights turn left. Take the left turn onto Wybunbury Lane, follow to the end and turn right onto Main Road, Wybunbury. Continue into the village and take the second left turn into Moorlands Drive where the property will be observed on the right hand side.

WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment. SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk

Pre-School, direct dial mobile tel no. 07890 906250, email:

wybunburypreschool@hotmail.co.uk

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.





THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL 9'3 x 9'1

A welcoming & attractive spacious Hallway accessed through a high quality entrance door. Stairs rise to the first floor.





LIVING ROOM 19'6 x 14'2

Generously proportioned with plenty of space for relaxing & entertaining. A notable feature is the stunning fire surround with open fire making a superb focal point in the room. The pleasant dual aspect enhances the space and provides garden access to the rear through the French doors.





DINING ROOM 9'8 x 8'1

Enjoying a delightful garden outlook there is direct access through the French doors with a doorway leading to the Breakfast Kitchen.

CLOAKS WC 7'2 x 4'0

Well appointed with white WC, wall mounted wash basin, part tiled walls with a pretty border and tiled floor.





KITCHEN DINER 17'5 x 8'2

Superbly appointed & comprehensively equipped with a range of cream coloured wall, base & drawers units. Breakfast area, space for appliances, windows to the front & rear and glazed door leading into the garden. Integrated hob, oven, extractor, fridge, freezer.







FIRST FLOOR LANDING

Window to side of stairs rising to the first floor.



FAMILY BATHROOM 9'5 x 6'1

Well appointed with attractive tiling, panel bath with shower over, concealed cistern WC & inset wash hand basin incorporating storage beneath, chrome ladder radiator & window to front.





BEDROOM ONE 12'6 x 9'8

Of an excellent proportion featuring a range of hand built solid wood wardrobes. Charming garden view to the rear.

BEDROOM THREE 9'11 x 9'5

Presently used as a charming study the room is of a good size and again features a garden view.





BEDROOM TWO 9'9 x 9'8

Neutrally decorated enhancing the space, there is a lovely front aspect over the cul de sac.



EXTERIOR

The property enjoys a pleasant degree of external space with a neat front lawned & recently completed block paved driveway. The rear garden is incredibly pretty presented in a cottage style with a lawn, patio area and richly planted borders including Daphne & Roses. There is also a good size timber shed.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). 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 & PLAN/S

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.

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.

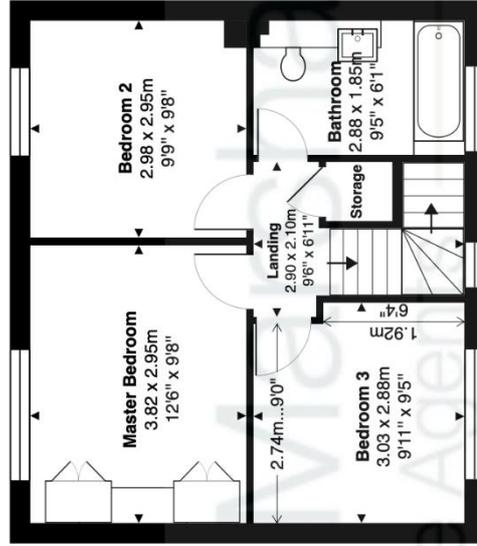
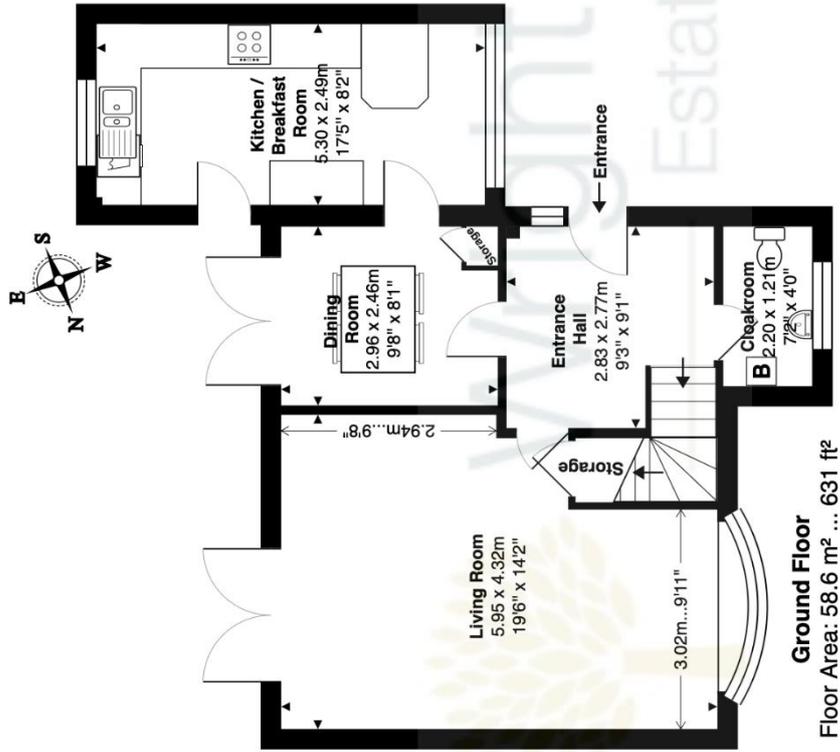
FINANCIAL ADVICE

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.





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Approximate Gross Internal Area: 99.6 m² ... 1072 ft²

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 Sancese from Green House EPC 2026. Copyright.