



5 ST. ALBANS DRIVE | NANTWICH | CHESHIRE | CW5 7DW | OFFERS IN THE REGION OF £459,500



## Stunning Four-Bedroom Detached Family Home with South-Facing Rear Garden

Set within a desirable residential setting, this impressive four-bedroom detached home offers generous living space, excellent natural light, and superb family-friendly accommodation throughout.

With attractive curb appeal, a spacious driveway and attached single garage, and a highly sought-after south-facing rear garden, the property provides the perfect balance of comfort, practicality, and lifestyle.

Upon arrival, the home immediately impresses with its well-maintained frontage, mature tree, and private driveway leading to the main entrance to the side.

Inside, the property offers bright and well-proportioned living spaces, thoughtfully arranged to suit modern family living. A welcoming entrance hall leads to a spacious reception room where large picture windows flood the room with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The ground floor also benefits from a generous bespoke breakfast kitchen with view towards the garden. Upstairs, the home continues to impress with four well-sized bedrooms, providing flexible accommodation for families, guests, or home working. The principal bedroom enjoys a peaceful outlook over the rear garden, while the remaining bedrooms are equally well proportioned and served by a generous family bathroom with separate walk in shower.

To the rear, the south-facing garden is a particular highlight of the property. Bathed in sunlight throughout the day, it offers a wonderful outdoor retreat ideal for summer entertaining, gardening enthusiasts, or simply enjoying the privacy and tranquility of the space.

**EARLY VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from Nantwich town centre, south on Wellington Road / Audlem Road (A529) and proceed over the level crossing. Turn left into Delamere Road and continue. Turn right into St Albans Drive & the property will be observed at the head of the small cul de sac.

#### 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 10'2 x 2'8

CLOAKS WC 5'6 x 2'9





DINING / SITTING ROOM 16'6 x 11'0





LIVING ROOM 16'9 x 12'11

GARDEN ROOM 10'2 x 10'0



BREAKFAST KITCHEN 19'10 x 8'6

UTILITY ROOM 13'8 x 6'6





FIRST FLOOR LANDING 10'1 x 9'0

BEDROOM TWO 13'8 x 13'0





BEDROOM ONE 20'0 x 13'11



BEDROOM THREE 13'3 x 9'9

BEDROOM FOUR 9'4 x 8'5





FAMILY BATH & SHOWER ROOM 13'7 x 6'5



ATTACHED SINGLE GARAGE 16'9 x 9'1

#### EXTERIOR

The property enjoys a particularly spacious South facing rear garden. Nestled in a head of cul de sac position, there is a pleasant low maintenance planted & gravelled front garden with specimen Cherry Blossom tree. The rear garden is a joy with recently beautifully paved pathways and seating areas, lawn, raised beds, greenhouse, shed, mature apple tree & ornamental pond.

EPC RATING: D

COUNCIL TAX BAND: E

#### SERVICES

All mains gas, water, drainage & electricity 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](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.

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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!

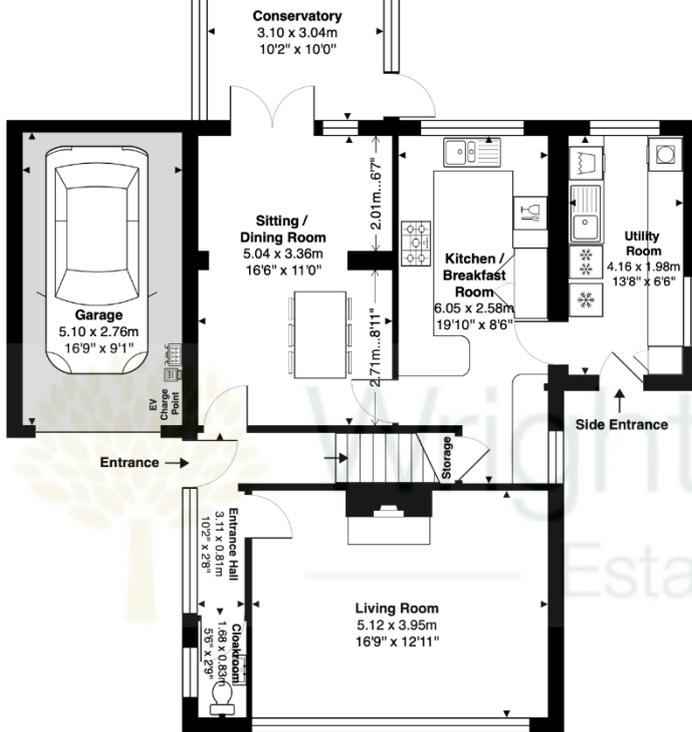
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

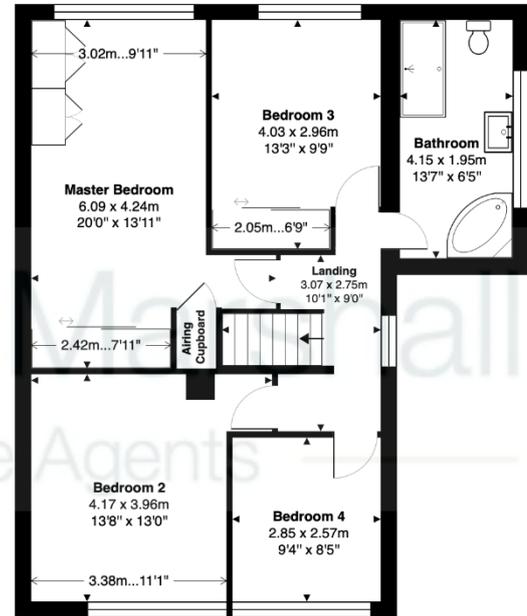




Wright Marshall  
Estate Agents



**Ground Floor**  
Floor Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>



**First Floor**  
Floor Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

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Approximate Gross Internal Area: 152.0 m<sup>2</sup> ... 1636 ft<sup>2</sup> (excluding 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.

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