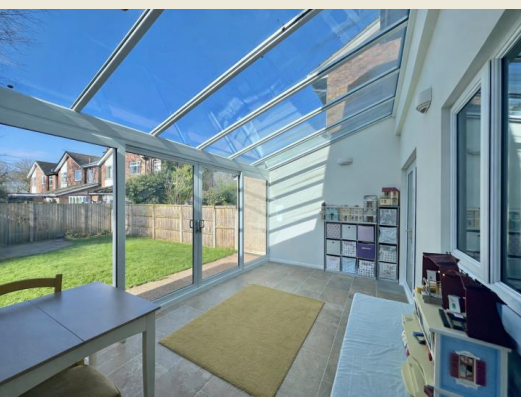




9 BADDILEY CLOSE | RAVENSMOOR | NANTWICH | CHESHIRE | CW5 8PU | OFFERS OVER £359,000



Positioned in an enviable village location within a mature settled cul de sac with wonderful countryside on the doorstep.

This superb classic mature detached house offers well appointed interiors ideal for a wide range of buyers. The prime family size residence boasts naturally light rooms and pleasant gardens, whilst the outlook to the front offers a charming view over the 'green' with its established trees.

Positioned within easy travelling distance of Nantwich & Wrenbury, anyone wishing to fully immerse themselves in a semi rural position will undoubtedly be impressed.

This fine property boasts in brief; Entrance Hall, Cloaks WC, Living Dining Room with dual aspect and feature fireplace, spacious Kitchen, Utility Room & Garden Room.

First Floor Landing, Bedroom One with fitted wardrobes & fabulous outlook, Bedroom Two with fitted wardrobes & delightful view over the rear garden, Bedroom Three with dual aspect, Bedroom Four, and Family Bathroom.

Externally the property stands in a choice position with generous driveway providing off road parking provision for several vehicles plus an attached single garage. Charming lawned front garden with clipped tree & soft planting. Enclosed rear garden (providing a safe space for children & pets) predominantly laid to lawn with patio areas and planting.

The rear garden is family friendly and provides a perfect place to relax, entertain & simply while away the hours in the tranquil position and being easy to maintain.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DESIRABLE COUNTRY RESIDENCE





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles to the village of Ravensmoor where you will observe the Farmer's Arms public house on the left hand side. Turn right into Swanley Lane And turn immediate left into Chapel Lane. Take the first left turn into Baddiley Close where the property will be observed ahead of you overlooking the pretty green.

LOCATION – RAVENSMOOR & NEARBY WRENBURY VILLAGE (AS PICTURED ABOVE)

An engaging semi rural village just a short drive away from Nantwich with fine countryside & magnificent country walks. There is the 'Farmers Arms' public house & just a short drive away is the very pretty village of Wrenbury with amenities.

Approx 10 minutes drive is the excellent & characterful town of Nantwich with its many amenities, schools etc.

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village.

Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.



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;

ENTRANCE HALL

CLOAKS WC





LIVING DINING ROOM 23'10 x 13'10 max





KITCHEN 12'0 max x 11'9

UTILITY ROOM 5'7 x 5'4





GARDEN ROOM 9'10 x 16'9

FIRST FLOOR LANDING





BEDROOM ONE 14'2 max x 14'8 max

VIEW TO FRONT





BEDROOM TWO 11'4 max x 14'8 max



BEDROOM THREE 8'11 x 8'6

BEDROOM FOUR 9'1 x 8'9





FAMILY BATHROOM 5'7 x 8'3

ATTACHED SINGLE GARAGE 19'9 x 9'6 max



EXTERIOR

Externally the property stands in a choice position with generous driveway providing off road parking provision for several vehicles plus an attached single garage. Charming lawned front garden with clipped tree & soft planting. Enclosed rear garden (providing a safe space for children & pets) predominantly laid to lawn with patio areas and planting.

The rear garden is family friendly and provides a perfect place to relax, entertain & simply while away the hours in the tranquil position and being easy to maintain.

EPC RATING: E

COUNCIL TAX BAND: D



SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Oil fired 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

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.

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 **

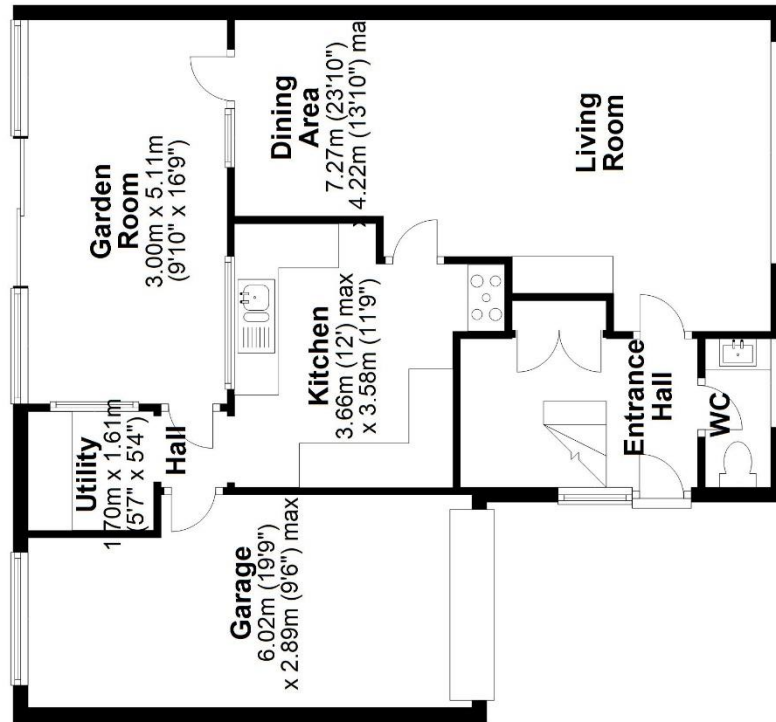
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor

Approx. 81.7 sq. metres (879.9 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)

