



GROUND FLOOR



FIRST FLOOR

### THE AMBERLEY

#### GROUND FLOOR

1 Kitchen/Dining	16'6" x 11'7"	5.76 x 3.52 m
2 Living	10'7" x 11'7"	3.26 x 3.52 m
3 Hall	5'5" x 4'5"	1.65 x 1.32 m
4 Lounge	10'7" x 11'7"	3.26 x 3.52 m

#### FIRST FLOOR

5 Bedroom 1	11'8" x 12'0"	3.49 x 3.66 m
6 Bedroom 2	7'9" x 10'0"	2.35 x 3.05 m
7 Bedroom 3	11'7" x 10'7"	3.47 x 3.23 m
8 Bedroom 4	10'7" x 10'7"	3.23 x 3.23 m



#### MISREPRESENTATION ACT 1967.

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Stunning three bedroom, two bathroom detached house designed by the renowned builders 'Redrow' built to the Amberley design, offers a perfect blend of modern living and comfort. Boasting an inviting and spacious layout that is ideal for families and those who enjoy entertaining, excellent facilities including shops, schools & restaurants are an easy walk away. A generous kitchen dining family room is the perfect place for everyday living & sociable gatherings. There is an excellent tandem drive offering parking for approximately three vehicles, which is a rare find in many homes plus a detached garage. The lawned frontage & recently planted Privet hedge is complimented by a super size part walled lawned rear garden. UPVC D.G. & Gas C.H. (Excellent energy efficiency).

## DESCRIPTION

An outstanding 'Redrow' built four bedroom, two bathroom detached house boasting stunning quality, style & comfortable family friendly interiors. Built to the 'Amberley' design the stunning home boasts excellent energy efficiency & is within close proximity to fantastic schools, facilities & transport links. The accommodation briefly comprises; Entrance Hall, Cloaks WC, Kitchen Dining Family Room, Utility Room, Living Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom. The well maintained property is a fine home for a variety of purchasers with a key feature being the fantastic open plan kitchen dining living room with French doors leading into the generous garden to the rear. The Tarmacadam tandem driveway sufficiently provides parking for three vehicles which in turn leads to the highly attractive detached single garage. This property boasts all the benefits you would expect from a new build - from contemporary design features to energy efficiency. The house is ready for you to move in and start creating memories. UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

## DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn right at the traffic lights into the 'Kingsbourne' development. Turn left into Richard Gibson Road and the property will be observed on the left hand side.

## NANTWICH

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.

## AGENT'S NOTE:

The delightful property features ultrafast broadband and stands within the new development which includes areas of green space, homes for wildlife and safe neighbourhoods. There is also a huge focus on energy efficiency so buyers will find excellent ratings throughout making the appeal of a 'new' home all the more prevalent. This particular property has been enhanced by the present owners both internally & externally which is very much evident, and early viewing is highly recommended to appreciate this 'turn key' impeccable and convenient home.

## THE ACCOMMODATION:-

### ENTRANCE HALL

### KITCHEN DINING FAMILY ROOM

### UTILITY ROOM

### LIVING ROOM

### CLOAKS WC

### FIRST FLOOR LANDING

### MASTER BEDROOM ONE

### ENSUITE SHOWER ROOM

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

### EXTERIOR

The property boasts an excellent Tarmacadam tandem driveway enabling off road parking for three vehicles. There is also a detached single garage. Lawned front garden with recently planted Privet hedge which reflects the traditional style of the property itself. A paved pathway runs around to the main entrance at the side of the property with recently completed gravelled area. The rear garden is of a generous size featuring an attractive curved brick wall & being predominantly laid to lawn. Buyers have the opportunity to create their perfect garden which is no doubt an exciting proposition.

## EPC RATING: B

## COUNCIL TAX BAND: D

## SERVICES

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