



2 SUNDALE DRIVE | WOOLSTANWOOD | CHESHIRE | CW2 8UB | OIRO £425,000



An extremely attractive, spacious & incredibly versatile detached four bedroom, two bathroom house nestled in a highly convenient location, just 3 miles from Nantwich town centre.

This outstanding detached property offers a remarkable blend of space, comfort and natural light having been thoughtfully modernised & extended since new. Occupying a most generous richly planted corner plot, there are wonderful well stocked gardens & fantastic secure gated parking for two cars on the double width driveway plus additional space for further vehicles / motorhome etc beyond the brick pillars and double opening gates. A brick built workshop & summerhouse offer additional welcome versatility too.

Ideally positioned within close proximity to Queens Park, local shops, schools, Bentley Motors & Leighton Hospital the convenience is wonderful. Perfect for families, the property equally offers a sublime space for a wide variety of buyers too.

Location is key, and this property excels in that regard. It is ideally situated for excellent transport links, making commuting a breeze. This deceptively spacious property is a rare find, combining modern living with a welcoming atmosphere & is sure to meet all your needs.

The distinctive spacious property briefly comprises; Entrance Hall, Cloaks WC, Office /Playroom/ Snug, Living Dining Room, Kitchen Dining Family Room, Conservatory.

First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, recently remodelled modern Family Bathroom.

The generous corner plot gardens feature lawned areas, well stocked borders, ornamental pond, specimen shrubs & trees and seating areas providing wonderful spots in in which to relax, socialise and entertain.

UPVC D.G. & GAS C.H. Ultra fast broadband is connected.

**NO CHAIN**  
**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the large roundabout into the Middlewich Road (A530). Continue past 'The Rising Sun' public house through the lights & continue ahead to the 'Marshfield Bank' roundabout. Take the last exit & then turn right into Sundale Drive where the stunning property will be observed on the right hand side (on the corner).

#### LOCATION

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles..

#### NANTWICH

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

CLOAKROOM WC





KITCHEN DINING FAMILY ROOM





UTILITY AREA

CONSERVATORY





LIVING ROOM

STAIRS RISING TO THE FIRST FLOOR



OFFICE / PLAYROOM / SNUG



FIRST FLOOR LANDING





FAMILY BATH & SHOWER ROOM



BEDROOM THREE

BEDROOM FOUR





MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





## BEDROOM TWO

### EXTERIOR

The property stands within a generous garden plot incorporating an impressive driveway and further gated entrance with brick pillars and side pedestrian gate, opening to a spacious additional driveway / courtyard with plenty of space for vehicles, motorhomes etc.

The generous corner plot gardens feature lawned areas, well stocked borders, ornamental pond, specimen shrubs & trees and seating areas providing wonderful spots in which to relax, socialise and entertain. There is also a useful workshop which offers buyers ample scope to create their own distinctive space if required, plus a charming recently installed timber summer house, again offering scope to use for work, hobbies etc. The privacy within the gardens is superb with buyers sure to be impressed with the inviting nature this home offers.

### WORKSHOP

### EPC RATING:

### COUNCIL TAX BAND:

### SERVICES

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









