



24 POLLARD DRIVE, NANTWICH, CHESHIRE, CW5 7EQ



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BOASTING MAGNIFICENT GARAGE / LEISURE ROOM WITH FULL WIDTH DOORS TO GARDEN.

Impressive, spacious & wonderfully versatile, this impressive five bed, three bath detached house nestled within a small exclusive cul de sac position offers a perfect blend of space and comfort. Built in approx 2002, the property boasts a generous 2,142 square feet of living space, making it an ideal family home. There are well-appointed reception rooms, providing ample space for both relaxation and entertaining. The layout is designed to accommodate modern living, ensuring that every family member can enjoy their own space while still coming together in the heart of the home being the spectacular open plan kitchen dining family space. Benefiting from extensive parking including large double garage/leisure room and superb landscaped gardens. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike.

## DESCRIPTION

Nestled in the charming area of Stapeley, Cheshire, this impressive detached house on Pollard Drive offers a perfect blend of space and comfort. Built in approx 2002, the property boasts a generous 2,142 square feet of living space, making it an ideal family home which has been much enhanced by the present occupiers. A stand out feature is the superb attached double garage with rear bi fold doors to the garden creating a versatile space whether for use as a sleek garage or fantastic leisure or party room.

Upon entering, you are greeted by three reception rooms, including a wonderful open plan kitchen dining living space which also provides direct garden access, there is certainly plenty of space for family gatherings & parties. Recently fitted the sophisticated deep blue kitchen is an extremely attractive addition.

The elegant & versatile layout is designed to accommodate easy modern living, ensuring that every family member can enjoy their own space while still coming together in the heart of the home. The property features five spacious bedrooms and with three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household.

Externally the property benefits from parking for several vehicles, a rare find that adds to the convenience of this home. The gardens feature a timber pergola, lawns and paved entertaining patios together with favourable easy to maintain planting.

The surrounding area is known for its friendly community and excellent local amenities including both primary and secondary schools within a short distance, making it a desirable location for families and indeed professionals alike.

This delightful home on Pollard Drive is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere which is sure to impress.

## DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right, past Morrisons Supermarket. At the roundabout, bear left onto Wellington Road & proceed over the level crossing. Continue for 0.75 of a mile to the traffic lights, just after Brine Leas Secondary School, turn left into Peter De Stapleigh Way & continue through the traffic lights. Turn left into Pollard Drive and follow the road bearing right into the smaller cul de sac where the property will be observed on the left hand side.

## STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY
- 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL
- 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ

(Other excellent schools are also located within the town).

## 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.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

### SPACIOUS ENTRANCE HALL

### CLOAKS WC

### OPEN PLAN KITCHEN LIVING ROOM OPENING TO ORANGERY

27'4 x 26'11 (8.33m x 8.20m)

### UTILITY ROOM

8'3 x 6'8 (2.51m x 2.03m)

### DINING ROOM

14'3 x 11'11 (4.34m x 3.63m)

### STUDY

9'6 x 9'1 (2.90m x 2.77m)

### FIRST FLOOR LANDING

### DRAWING ROOM / BEDROOM FOUR

14'0 x 14'0 (4.27m x 4.27m)

### MASTER SUITE:-

### BEDROOM ONE

12'4 x 11'11 (3.76m x 3.63m)

### DRESSING ROOM

9'4 x 6'5 (2.84m x 1.96m)

## ENSUITE SHOWER ROOM

### BEDROOM TWO

16'11 x 11'11 (5.16m x 3.63m)

### FAMILY BATHROOM

### SECOND FLOOR LANDING

### BEDROOM THREE

16'11 x 11'11 (5.16m x 3.63m)

### BEDROOM FIVE

14'11 x 11'11 (4.55m x 3.63m)

### BEDROOM SIX

14'0 x 9'9 (4.27m x 2.97m)

### FAMILY BATHROOM

### ATTACHED LEISURE ROOM / DOUBLE GARAGE

19'6 x 18'4 (5.94m x 5.59m)

### EXTERIOR

The property stands well back within a small exclusive cul de sac boasting a larger than standard brick paved driveway enabling extensive off road parking for several vehicles whilst the attached double garage / leisure room provides wonderful versatility. Recently paved seating area with pleasant planting & space for shed. The rear garden is of a generous yet manageable size being predominantly laid to lawn with a timber pergola and extensive entertaining & seating area – perfect for alfresco dining and relaxation. There are numerous shrubs, plants & trees which further enhance this glorious tranquil location. A noteworthy feature is that the garden is not directly overlooked which is a wonderful feature.

### EPC RATING: C

### COUNCIL TAX BAND: G

### SERVICES

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

Gas 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

Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: . 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 , 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; , 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.