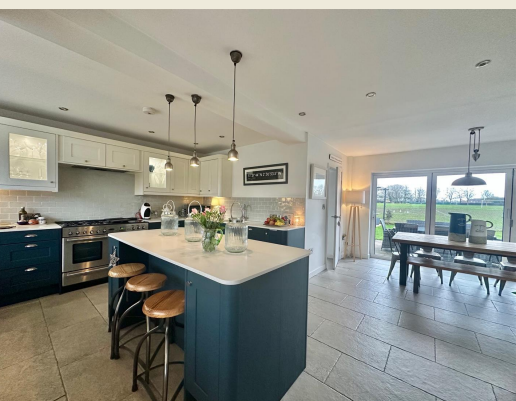




54 HELLATH WEN | NANTWICH | CHESHIRE | CW5 7BB | OFFERS OVER £500,000



This attractive detached family home offers a welcoming frontage and a spacious setting, ideal for modern living. Set back from the road, the property features a generous driveway providing ample off-street parking, complemented by a neatly maintained front lawn and mature boundary hedging that adds both privacy and curb appeal. The exterior combines warm brickwork with a distinctive stone feature to the first floor, giving the home a characterful yet contemporary appearance. Large, well-proportioned windows to both floors allow for plenty of natural light, while the covered entrance creates a practical and inviting focal point. Inside, the property is well suited to family life, offering bright and comfortable living spaces, versatile accommodation, and excellent potential for both everyday living and entertaining. The layout is designed to maximise space and functionality, with scope for personalisation to suit individual tastes. Located in a pleasant residential area, the home benefits from a quiet setting while remaining conveniently close to local amenities, schools, and transport links. Nestled in the charming area of Hellath Wen, Nantwich, Cheshire, this exceptional detached house offers a perfect blend of modern living and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style. The heart of the home is the remarkable open plan kitchen dining family room, designed to create a warm and inviting atmosphere for both everyday living and entertaining. This expansive space is perfect for family gatherings or hosting friends, allowing for seamless interaction and enjoyment. Situated in a sought-after position, this property benefits from its proximity to excellent schools, making it an ideal choice for families. The house backs onto open school fields, providing a serene backdrop and ample space for outdoor activities. Additionally, residents will appreciate the easy walking distance to the picturesque lake and the vibrant town centre, where a variety of shops, cafes, and amenities await. This conveniently located detached house is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility. With desirable features and prime location, this property is sure to attract interest from those looking to settle in a welcoming community. Situated in a quiet residential area, the property is conveniently located for highly regarded schools, local amenities, and excellent transport links, making it ideal for families and commuters alike.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From the agents office on High Street continue along Hospital Street to the mini roundabout. Turn right passing Morrisons and continue ahead at the roundabout into Waterlode. Turn left and take the right turn into Shrewbridge Road. Turn left onto Park Road & take the next right into Newbold Way. Continue ahead into Hellath Wen bearing left where the property will be observed on the left hand side.

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

NEARBY NANTWICH LAKE



AGENT'S NOTE:-

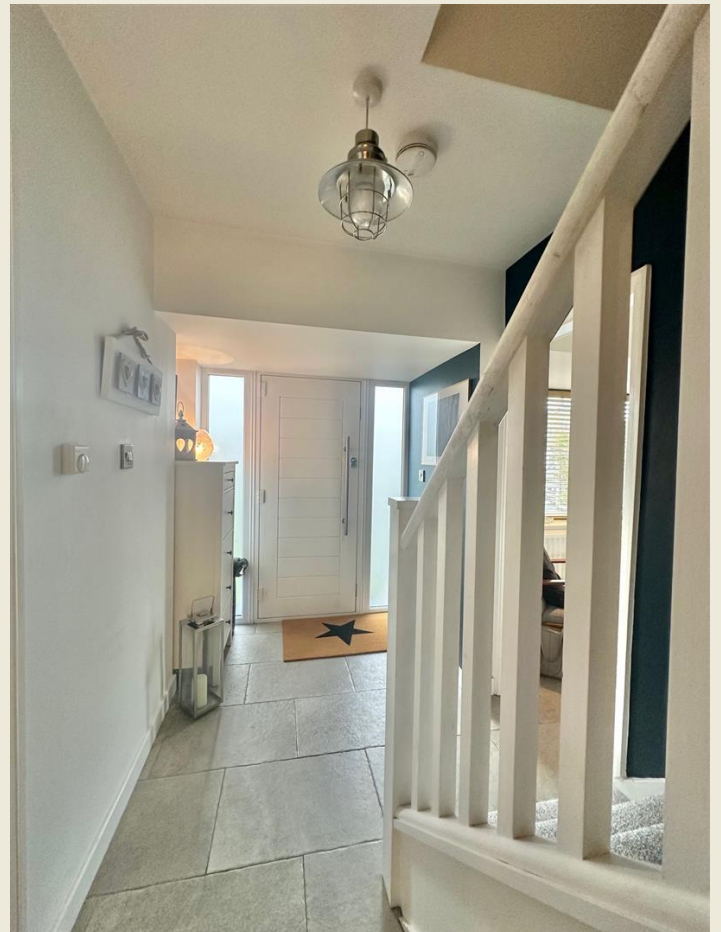
The excellent spacious and superbly appointed home has been wonderfully enhanced by the present vendors which includes a gorgeous kitchen dining family room with bi fold doors to the garden, opening to the living room with wood burning stove. Beautiful colours have been used throughout to great effect adding great appeal & atmosphere. Offering great options for buyers with its existing configuration, particularly if a roomy principle bedroom space is a priority. There is easily the scope to pop a wall back in, in order to create an additional first floor bedroom which would then make an even more generous five bedroom home. Buyers can enjoy the light & airy living space with the 'flexi' ground floor bedroom four / playroom (or other use if required) but they can also add their own stamp in order to create their perfect forever home.



THE ACCOMMODATION:-

ENTRANCE HALL

An extremely welcoming space, the extended hallway was built to create more space with excellent under stairs space for coats / shoes etc. Thermostat for combi-boiler. Power sockets internet/telephone point. Stairs rising to the first floor.





EXTENDED KITCHEN DINING FAMILY ROOM 23'10" x 21'1"

Exuding style & sophistication the quality shaker style kitchen has been very thoughtfully designed with ample space for storage and to enjoy family time or indeed entertaining. With the advantage of underfloor electric heating (additional to gas radiators and boiler throughout the entire kitchen dining family room), there is also a 2 metre Island including recessed side for barstools and integrated wine fridge. Pull out full height kitchen storage cupboards and cupboard surrounding integrated fridge/freezer, high quality ceramic 2 sectioned sink and drainer & integrated dishwasher. Corner base unit includes double height kidney shaped pull out drawers, 2 x glazed upper units with lighting, 'Rangemaster' electric oven with 5 gas hobs / flat plate griddle and warmer plate, spot lights throughout. Hardwired smoke alarm. Open to the spacious dining room with views through 3 metre bi-fold doors into the garden and field beyond, makes sure easy everyday living & entertaining is a breeze, additional radiator. Height adjustable ceiling light. Power sockets internet/telephone point. Open to the stunning Living Room.







UTILITY ROOM 8'11 x 7'8

Combi boiler, fuse Box, underfloor heating switches, plumbing for washer/dryer. Door to the WC.

CLOAKS WC

Wash hand basin & low level sink unit.





LIVING ROOM 15'11 x 10'4

Gorgeously comfortable being warmed by the stunning wood burning stove, there are two full length windows complimenting the French doors leading to the garden. Two Velux sky lights maximise natural light into the room. The super-efficient log burner sits on a glass tear drop base with extended flu to create a true 'hygge' feeling in the winter months. Sky leads are presented on the two longest walls to give a choice of TV positioning.





BEDROOM FOUR / PLAYROOM / OFFICE 11'8 x 10'0

Well-sized room ideal as an additional fourth bedroom or of course suitable for a variety of additional uses if required, with a pleasant front outlook.

FIRST FLOOR LANDING

Attractive solid wood banister, access to part-boarded loft for additional storage. Hard-wired smoke alarm.

FAMILY BATHROOM

Fitted with a bright white panel bath with overhead twin shower, wash hand basin, low level WC & heated towel rail.





PRINCIPLE BEDROOM SUITE:-

BEDROOM ONE 14'5 x 7'11

With 'Juliet' balcony for the perfect view on the morning sunrise over the garden & field to the rear, TV ariel point.



DRESSING ROOM 12'1 x 9'3

A generous dressing room with plenty of room for additional wardrobes and front window aspect. Also easily converted to an additional bedroom (as per the original layout of the house by adding one partition wall and door).





GYM / NURSERY (POTENTIAL ENSUITE SHOWER ROOM)
7'11 x 6'8

Cosy but well proportioned mini-gym for your morning workout. Equally this room could be used as a nursery, home office, extensive walk in wardrobe or converted to the perfect en-suite.

BEDROOM THREE 14'10 x 9'7

Double bedroom with space for a triple wardrobe and currently used as a bedroom & home office, with a stunning rear outlook.

SEPARATE SHOWER ROOM

Cleverly converted shower room with inset shower cubicle with pivot door, low level WC & wash hand basin.





BEDROOM TWO 11'8 x 8'2

Easily the largest bedroom and plenty of space for a King-sized bed and wardrobes - currently used as a home cinema experience.

EPC RATING: C

COUNCIL TAX BAND: D

EXTERIOR

The property enjoys an excellent size plot being perfectly designed to maximise space, parking & the ability to enjoy the beautiful surroundings.

There is an extensive Tarmac driveway to the front of the property with easy parking for approx 4 vehicles along with a lawned area and hedging to side boundaries. Useful storage area to the right hand side of the house for bins and storage. Secure post box. Sleek contemporary 'Solidoor' two tone composite bar handled front door with secure locking system. The rear of the property is divine with the perfect spot to relax, have fun & entertain.

With a sauna, there really is no excuse to not relax & unwind in the amazing garden with its lawn & patio areas affording space for outdoor furniture, hot tub etc. Large secure storage shed for housing sauna, bikes etc. Separate storage shed to left hand side of house. Log store with storage cupboard. There is a beautiful field aspect to the rear - great for star gazing and astronomical events - meteor showers, eclipses etc!

Space for multiple seating aspects - dining, lounge, bistro for coffee. Outdoor tap. PodPoint electric car charger.

SAUNA

Hardwired in Lazy Spa hot tub and Infrared sauna with electric reclining seat.





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 Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

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.

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.

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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!

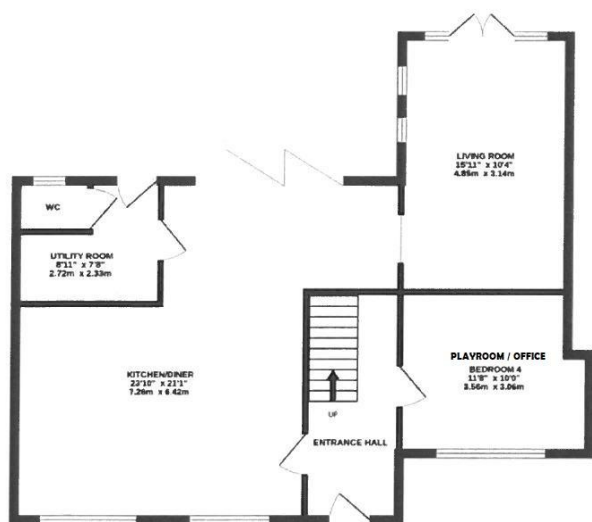
****** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ******

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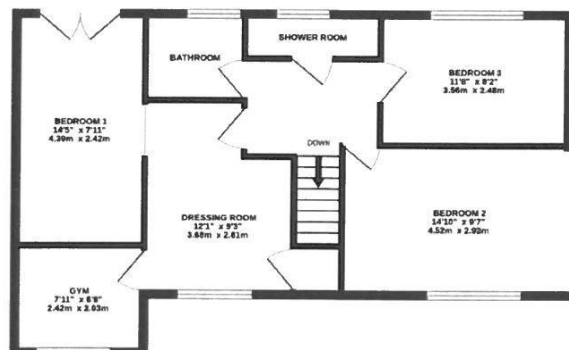




GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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