



5 ST. ALBANS DRIVE, NANTWICH, CHESHIRE, CW5 7DW

Approximate Gross Internal Area: 152.0 m² ... 1636 ft² (excluding garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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Nestled in a highly regarded location boasting a superb South facing rear garden this delightful link detached house offers a perfect blend of comfort and space, making it an ideal family friendly home. With four well-proportioned bedrooms, there is ample room for family living or hosting guests. The property features a thoughtfully designed & spacious bathroom, ensuring convenience for busy households. Residents can enjoy the picturesque surroundings, with local parks, lake, schools and amenities just a stone's throw away. The area boasts excellent transport links, making it easy to commute to nearby towns and cities. This detached house presents a wonderful opportunity for those seeking a peaceful yet connected lifestyle. With its spacious layout and inviting atmosphere, it is sure to attract families and individuals alike.

DESCRIPTION

Stunning Four-Bedroom Detached Family Home with South-Facing Rear Garden

Set within a desirable residential setting, this impressive four-bedroom detached home offers generous living space, excellent natural light, and superb family-friendly accommodation throughout.

With attractive curb appeal, a spacious driveway and attached single garage, and a highly sought-after south-facing rear garden, the property provides the perfect balance of comfort, practicality, and lifestyle.

Upon arrival, the home immediately impresses with its well-maintained frontage, mature tree, and private driveway leading to the main entrance to the side.

Inside, the property offers bright and well-proportioned living spaces, thoughtfully arranged to suit modern family living. A welcoming entrance hall leads to a spacious reception room where large picture windows flood the room with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The ground floor also benefits from a generous bespoke breakfast kitchen with view towards the garden. Upstairs, the home continues to impress with four well-sized bedrooms, providing flexible accommodation for families, guests, or home working. The principal bedroom enjoys a peaceful outlook over the rear garden, while the remaining bedrooms are equally well proportioned and served by a generous family bathroom with separate walk in shower.

To the rear, the south-facing garden is a particular highlight of the property. Bathed in sunlight throughout the day, it offers a wonderful outdoor retreat ideal for summer entertaining, gardening enthusiasts, or simply enjoying the privacy and tranquility of the space.

EARLY VIEWING IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed from Nantwich town centre, south on Wellington Road / Audlem Road (A529) and proceed over the level crossing. Turn left into Delamere Road and continue. Turn right into St Albans Drive & the property will be observed at the head of the small cul de sac.

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 ACCOMMDATION:-

With approximate dimensions comprises;

ENTRANCE HALL

10'2 x 2'8 (3.10m x 0.81m)

CLOAKS WC

5'6 x 2'9 (1.68m x 0.84m)

LIVING ROOM

16'9 x 12'11 (5.11m x 3.94m)

BREAKFAST KITCHEN

19'10 x 8'6 (6.05m x 2.59m)

UTILITY ROOM

13'8 x 6'6 (4.17m x 1.98m)

DINING / SITTING ROOM

16'6 x 11'0 (5.03m x 3.35m)

GARDEN ROOM

10'2 x 10'0 (3.10m x 3.05m)

FIRST FLOOR LANDING

10'1 x 9'0 (3.07m x 2.74m)

BEDROOM ONE

20'0 x 13'11 (6.10m x 4.24m)

BEDROOM TWO

13'8 x 13'0 (4.17m x 3.96m)

BEDROOM THREE

13'3 x 9'9 (4.04m x 2.97m)

BEDROOM FOUR

9'4 x 8'5 (2.84m x 2.57m)

FAMILY BATH & SHOWER ROOM

13'7 x 6'5 (4.14m x 1.96m)

EXTERIOR

The property enjoys a particularly spacious South facing rear garden.

Nestled in a head of cul de sac position, there is a pleasant low maintenance planted & gravelled front garden with specimen Cherry Blossom tree. The rear garden is a joy with recently beautifully paved pathways and seating areas, lawn, raised beds, greenhouse, shed, mature apple tree & ornamental pond.

ATTACHED SINGLE GARAGE

16'9 x 9'1 (5.11m x 2.77m)

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains gas, electricity, drainage and water 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. 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.

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"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.