



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



56 High Street, Nantwich, Cheshire, CW5 5BB
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

NO CHAIN
Superbly positioned within a small cul de sac amidst the charming area of Willaston this stunning recently constructed detached four bed, two bath property offers a perfect blend of modern living, sophisticated style & and comfort. Constructed in 2021, the property features contemporary design elements and high-quality finishes throughout. The open-plan living areas are designed to maximise natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. One of the standout features of this home is the ample parking space, accommodating several vehicles, which is a rare find in many properties today. Located in the desirable village of Willaston, you will enjoy a peaceful setting while still being within easy reach of local amenities, schools, and transport links. This property is perfect for those who appreciate the tranquillity of suburban life without sacrificing convenience.

DESCRIPTION

Superbly positioned within a small cul de sac amidst the charming area of Willaston this stunning recently constructed detached four bed, two bath property offers a perfect blend of modern living, sophisticated style & and comfort. Constructed in 2021, the property features contemporary design elements and high-quality finishes throughout. The open-plan living areas are designed to maximise natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. The accommodation briefly comprises; Entrance Hall, Cloaks WC, Living Room, Open Plan Kitchen Dining Living Room. First Floor Landing, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom. One of the standout features of this home is the ample parking space, accommodating several vehicles, which is a rare find in many properties today. Located in the desirable village of Willaston, you will enjoy a peaceful setting while still being within easy reach of local amenities, schools, and transport links. This property is perfect for those who appreciate the tranquillity of suburban life without sacrificing convenience.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street, at Churches Mansion roundabout take the 2nd exit onto London Road. Proceed up to the traffic lights. Continue straight on and at the Cheerbrook roundabout take the 2nd turn into Cheerbrook Road. Turn left into Illidge Close continuing into Pace Avenue then continue into Bebbington Way. Bear left following the road around & turn right into the smaller cul de sac where the property will be observed on the right hand side.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich. SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ. Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

NEARBY 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. 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.

SPECIFICATIONS

Noteworthy features include; Luxury fitted kitchen, chrome power sockets, under pelmet lighting to kitchen. Bathrooms feature 'Roca' Victoria Plus sanitary ware, Deva Kea range brassware, Methven showers. Television & telephone points to master bedroom, television aerial & point to living room. Gas CH to NHSB specification. Remainder of NHBC (10 Year NHBC Buildmark warranty issued from new & 2 year Wainhomes warranty issued from new). Fitted Security Alarm USB sockets to living room, kitchen, all bedrooms. External cold water tap. Electric vehicle charging point to garage.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

CLOAKS WC

LIVING ROOM

18'4 x 11'8 max (5.59m x 3.56m max)

KITCHEN DINING FAMILY ROOM

21'3 x 11'2 max (6.48m x 3.40m max)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

11'5 x 11'8 max (3.48m x 3.56m max)

ENSUITE SHOWER ROOM

7'10 x 3'11 (2.39m x 1.19m)

BEDROOM TWO

9'3 x 9'8 (2.82m x 2.95m)

BEDROOM THREE

11'4 x 6'10 (3.45m x 2.08m)

BEDROOM FOUR

9'4 x 6'8 (2.84m x 2.03m)

FAMILY BATHROOM

7'10 x 6'6 max (2.39m x 1.98m max)

EXTERIOR

Standing in a wonderful position within the cul de sac, the property stands on a very generous plot with extensive parking. Approached over a spacious Tarmacadam driveway there is parking for numerous vehicles & attractive planting. The rear garden is of an excellent size with lawn & patio (safe & secure for children & pets). Single garage.

EPC RATING: B

COUNCIL TAX BAND: D

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. 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.