



7 WEAVER BROOK WAY | WRENBURY | NANTWICH | CHESHIRE | CW5 8FS | OIRO £500,000



Standing amidst a charming & sought after village with facilities, train station, canal & wonderful countryside, this exceptional family size residence built by 'Bovis Homes' has been wonderfully enhanced by the present owner to create a home of elegance & contemporary flair. Undoubtedly one of the very best plots & positions, the incredibly spacious, light & comfortable modern country home benefits excellent energy efficiency and wonderful easy maintenance richly stocked gardens. Positioned within easy walking distance of the village green etc, there is a joyous lush & leafy open view to the front. For families, or anyone wishing to fully immerse themselves in nature, there is an excellent country park which has been meticulously created within the development itself. This luxurious property boasts in brief; Entrance Hall, Living Room with pleasant vista, high specification recently fitted German contemporary Kitchen opening to a spacious Dining Family area, Cloaks WC & Utility Room, Office / Playroom. First Floor Landing, Master Bedroom One with fitted wardrobes & fabulous view, Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five & Family Bathroom.

Externally the property stands in a choice position with unusually generous parking provision, driveway & single garage to the side. A real treat is the fabulous abundant landscaped gardens. To the front are a richly stocked cottage style borders including Lavender & Roses with cloud Box topiary and paved pathway leading to the front entrance. The rear garden has been wonderfully curated to provide a gem of a place to relax, entertain & simply while away the hours in the tranquil position. Being easy to maintain with a distinctive circular resin patio there are no lawns to have to cut - just wonderful gardens to enjoy. There is also the benefit of an external garden cabin (which could be a fantastic cosy external home office).
Air source heating & UPVC D.G.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DESIRABLE COUNTRY RESIDENCE





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village, past the School on the right hand side. Continue towards the pretty village green and continue towards the canal. The entrance to the pleasant rural development will be observed on the left hand side. Take the immediate left turn to the exclusive enclave of just a handful of properties in the sublime edge of development position with a glorious open outlook.

LOCATION - WRENBURY & NANTWICH

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. 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.





AGENTS NOTE:-

Prompt viewing is highly recommended in order to appreciate this fine village home.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS WC & UTILITY ROOM (6'11 x 6'10)





HOBBY ROOM / OFFICE / PLAYROOM (8'3 x 6'11)

LIVING ROOM (20'8 x 12'6)





MAGNIFICENT KITCHEN DINING FAMILY ROOM (26'1" x 11'9")





FIRST FLOOR LANDING

BEDROOM TWO (13'8 x 13'4)



VIEW TO FRONT



FAMILY BATH & SHOWER ROOM





MASTER BEDROOM ONE (18'11 x 12'9)

ENSUITE SHOWER ROOM (6'8 x 5')





BEDROOM THREE (11'10 x 8'10)

BEDROOM FIVE (9'11 x 7'2)

BEDROOM FOUR (10' x 9'9)



EXTERIOR

Inspiring gardens awaits buyers which create a rich yet easy to maintain environment to both the front & rear. Great care has been taken to richly stocked the delightful frontage with its swathes of Lavender & cottage style flowering plants whilst the rear garden has an elegant & curated feel. Again with super planting, there is the main resin seating and entertaining space with attractive block paved edging whilst an upper seating area allows the perfect place to fully enjoy the surroundings. With soft atmospheric lighting the rear garden feels like a wonderful outdoor 'room'.

There is also a useful Garden store (7'8 x 3'10) & SINGLE GARAGE.

GARDEN ROOM / CABIN (7'8 x 7')

EPC RATING: B

COUNCIL TAX BAND: F



SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Air source 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. (Current service charge £542.26 per annum - reviewed annually. Managing agents: Paramount Estate Management).

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. 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, 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.

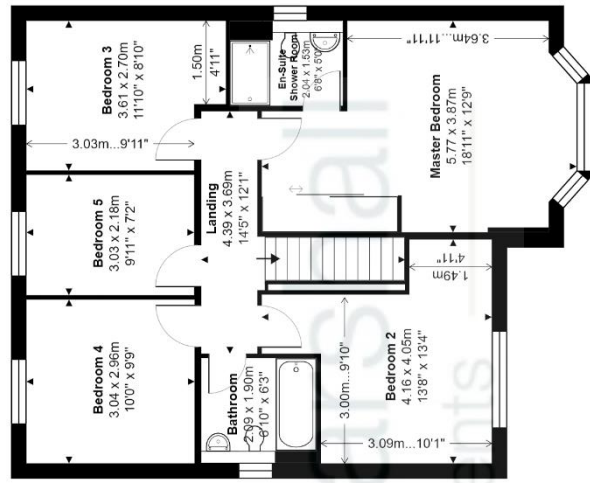
Your home may be repossessed if you do not keep up repayments on your mortgage.



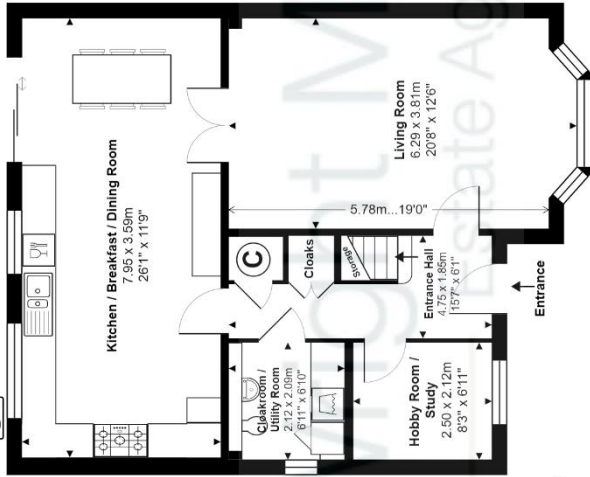


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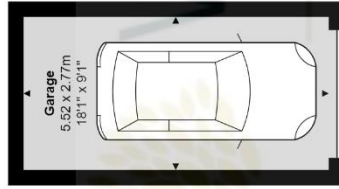




First Floor
Floor Area: 72.4 m² ... 779 ft²



Ground Floor
Floor Area: 72.7 m² ... 782 ft²



Garage
Floor Area: 15.3 m² ... 165 ft²



Garden Room / Garden Store
Floor Area: 7.9 m² ... 85 ft²

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Approximate Gross Internal Area: 168.2 m² ... 1811 ft² Includes Garage / Garden Room & Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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