



1 MOTTRAM DRIVE | STAPELEY | NANTWICH | CHESHIRE | CW5 7NW | OIRO £419,950



An Exceptional Five-Bedroom, Three Bathroom Detached Family Residence with Detached Double Garage

Positioned within a highly desirable residential setting, this impressive five-bedroom, three-bathroom detached three storey home offers beautifully presented and highly flexible accommodation, perfectly suited to modern family living.

The property immediately impresses with its striking façade and generous frontage, complemented by a substantial private double width driveway providing ample parking and access to a detached double garage.

The home is set back from the road, creating an attractive and welcoming approach.

Internally, the accommodation is both spacious and versatile, designed to adapt effortlessly to the needs of growing families and those who work from home. The ground floor provides a superb balance of formal and informal living space, with reception areas ideal for entertaining, relaxing, or family life if required, buyers have the opportunity to create a larger kitchen dining space). Large windows throughout allow natural light to flood the interior, enhancing the sense of space and comfort.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including a generous principal suite complete with its own en-suite facilities. Two further bathrooms serve the remaining bedrooms, offering convenience and comfort for family and visitors alike.

Externally, the property enjoys a delightful setting with good size gardens and excellent parking provision.

The detached double garage certainly provides valuable additional storage or workshop potential. This outstanding home combines space, flexibility and a sought-after location, making it an ideal choice for discerning buyers seeking a high-quality family residence with room to grow.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY





DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh Way and turn left into Pear Tree Fields. Turn left into Clonners Field & take the right turn into Mottram Drive where the property will be observed on the left hand side.

STAPELEY

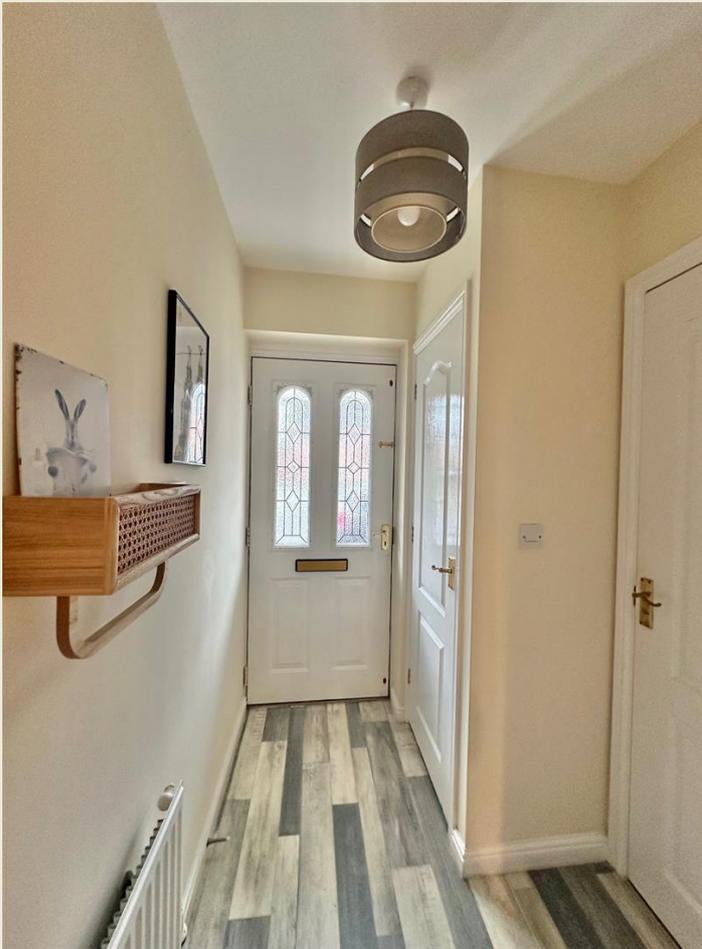
Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).
 - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).
 - 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).
- (Other excellent schools are also located within the town).

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.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

OPEN ENTRANCE PORCH 5'9 x 4'10

ENTRANCE HALL 12'7 x 6'1

CLOAKS WC 5'9 x 2'11





LIVING ROOM 19'5 x 11'3





KITCHEN 9'10 x 8'11

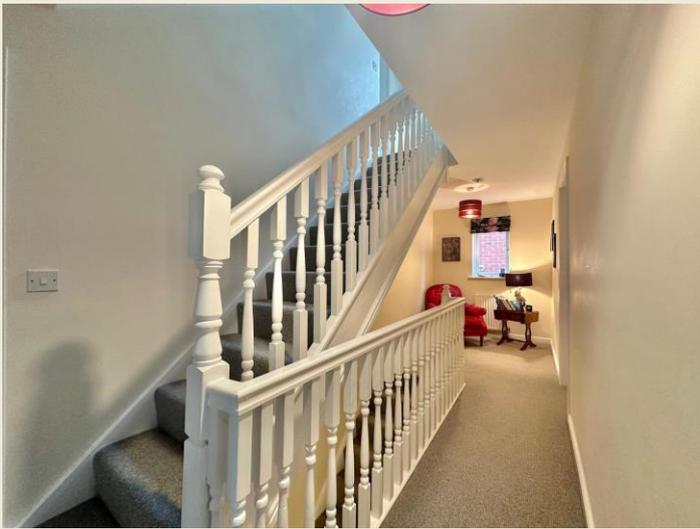
UTILITY ROOM 6'6 x 6'0





DINING ROOM / PLAYROOM 9'4 x 8'11

FIRST FLOOR LANDING





MASTER BEDROOM ONE 11'6 x 11'4



DRESSING ROOM 7'6 x 5'6

ENSUITE SHOWER ROOM 7'6 x 5'7





BEDROOM TWO 10'8 x 8'10

BEDROOM THREE 8'11 x 8'4

FAMILY BATHROOM 8'0 x 5'9



SECOND FLOOR LANDING 9'11 x 9'5

BEDROOM FOUR 11'7 x 10'9

BEDROOM FIVE 16'11 x 9'2

SHOWER ROOM 8'1 x 5'11



EXTERIOR

The property enjoys a spacious enclosed gated garden which is easy to maintain and features a patio area. There is an extensive double width driveway to the front providing ample off road parking plus a detached double garage.

DETACHED DOUBLE GARAGE 17'2 x 16'8

EPC RATING: C

COUNCIL TAX BAND: F



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.

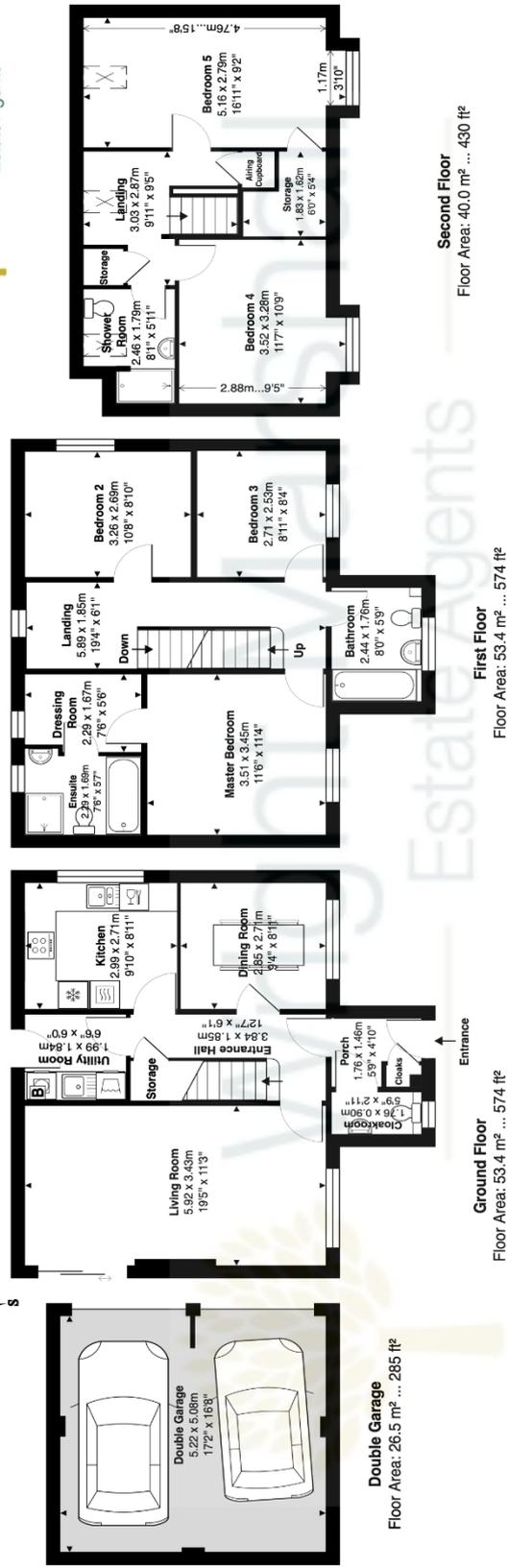
FINANCIAL ADVICE

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.





1 MOTTRAM DRIVE, NANTWICH, CHESHIRE, CW5 7NW

Approximate Gross Internal Area: 173.2 m² ... 1864 ft² Includes Double 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.