



514 CREWE ROAD | WISTASTON | CHESHIRE | CW2 6PS | OFFERS IN THE REGION OF £595,000



An exceptionally desirable period residence of distinction standing magnificently on Crewe Road with similar substantial homes. Retaining charm & character, the fine family size residence has been superbly extended by the present owners to provide an extremely comfortable and versatile space.

Boasting well proportioned rooms there is also the flexibility for multi generational living or separate access work from home space to the ground floor.

The accommodation briefly comprises; Entrance Porch with original internal entrance door & elegant lion door knocker, spacious Entrance Hall with useful cloaks area, Sitting Room with large bay window, Kitchen Dining Family Room with Breakfast area & numerous integrated appliances, Utility Room, Separate WC, Shower Room (Ensuite), Bedroom Four.

Galleried First Floor Landing, Bedroom One with decorative period fireplace & pleasant rear garden aspect, Bedroom Two with decorative period fireplace, wonderful front aspect & Ensuite Shower Room, Bedroom Three, generous Family Bath & Shower Room.

Approached over an extensive brick paved driveway leading to a turning area & Detached Single Garage with window & personal side door to the rear garden.

The gardens are wonderfully sized with a large front lawned garden bordered by shrubs and clipped hedging with picket style fencing to the front. The rear garden offers an excellent degree of privacy, particularly to the paved courtyard area directly to the rear of the house making the perfect entertaining space whilst further beyond is an excellent size lawn and various shrubs including Rhododendrons etc.

If required, buyers also have potential to further expand the existing floor space subject to any necessary permissions & consents.

In all the home is an absolute gem and is sure to be of interest to discerning buyers.

### **VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. At the 'Wells Green' traffic lights junction proceed ahead continuing along Crewe Road. The property will be observed on the right hand side well set back along a long driveway.

#### WISTASTON

Wistaston is a highly regarded residential location close to Crewe and Nantwich town centres. Nearby Nantwich is a charming and historic market town in the South Cheshire countryside providing a wealth of period buildings, independent shops, cafes, bars and restaurants with close proximity to well renowned Junior and Senior schools, sporting and leisure pursuits and close to the M6 motorway at Junction 16 and Crewe mainline railway station (approx. 1.5 miles). The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

#### 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. 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:-

ENCLOSED ENTRANCE PORCH 5'0 x 3'10

ENTRANCE HALL 10'4 x 9'7



SITTING ROOM 16'9 x 12'5





EXTENDED KITCHEN DINING FAMILY ROOM 25'4 x 16'4





REAR HALL 4'11 x 3'0

UTILITY ROOM 7'0 x 5'1

SEPARATE WC

SHOWER ROOM (ENSUITE) 6'4 x 4'10

BEDROOM FOUR / OFFICE / PLAYROOM 16'5 max x 7'11





GALLERIED FIRST FLOOR LANDING 12'5 x 7'11



BEDROOM ONE 13'11 x 12'5





BEDROOM TWO 13'11 x 12'5

ENSUITE SHOWER ROOM 6'10 x 4'2



BEDROOM THREE 12'5 x 8'8





SPACIOUS FAMILY BATH & SHOWER ROOM 9'1 x 8'9

#### EXTERIOR

Approached over an extensive immaculately presented brick paved driveway leading to a turning area which in all offers outstanding off road parking provisions.

Located to the side of the property is a Detached Single Garage with electric door, window & personal side door to the rear garden. The gardens overall are wonderfully sized which is becoming increasingly rare to find. With a large front lawned garden bordered by shrubs and clipped hedging with picket style fencing to the front. The rear garden offers an excellent degree of privacy, particularly to the paved courtyard area directly to the rear of the house making the perfect entertaining space whilst further beyond is an excellent size lawn and various shrubs including Rhododendrons etc.





DETACHED SINGLE GARAGE 22'2 x 8'7

EPC RATING: E

COUNCIL TAX BAND: E

#### SERVICES

All mains gas, electricity, water & drainage services are connected or available locally (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: [nantwicksales1@wrightmarshall.co.uk](mailto:nantwicksales1@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; [nantwicksales1@wrightmarshall.co.uk](mailto:nantwicksales1@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.



