



'BRIAR COTTAGE' | 32 BROAD LANE | NANTWICH | CHESHIRE | CW57QL | OIRO £565,000



Nestled on the outskirts of Nantwich and enjoying pleasant open vistas to both the front & rear. Exuding much character & charm this extended three bedroom, two bathroom semi detached cottage offers a perfect blend of space and comfort, making it an ideal family home which has been much enhanced by the present occupiers.

Upon entering, you are greeted by two spacious & elegantly appointed reception rooms, a wonderful open plan kitchen dining snug, utility room & conservatory which also provides direct garden access, there is certainly plenty of space internally and externally for family gatherings & parties.

The elegant & versatile layout is designed to accommodate easy modern living, whilst ensuring that you can enjoy the magnificent views.

Externally the property benefits from a double width double depth driveway to the side (space for camper van/motor home etc) with pretty cottage style front garden. Gated driveway to the side leads to the rear garden & detached double garage – a rare find that adds to the convenience of this home.

The beautiful gardens feature a lawn, excellent seating and entertaining patios together with a discreet 'hidden' rear seating area with exceptional views over the adjoining open field to the rear, high quality greenhouse and a plethora of shrubs, plants & specimen clipped Cherry tree.

The surrounding area is known for its friendly community and excellent local amenities including both primary and secondary schools within a short distance, making it a desirable location for families and indeed professionals alike. The delightful home is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere which is sure to impress.

Solar panels included (with a contract in place for between £2k and £2.5k per annum until 2035).

**THE WONDERFULLY APPOINTED HOME MUST BE VIEWED
TO BE FULLY APPRECIATED**





DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right, past Morrisons Supermarket. At the roundabout, bear left onto Wellington Road & proceed over the level crossing. Continue along Broad Lane passing 'The Globe' public house and proceed passing the turn for Bishops Wood. After the road bears right the property will be observed on the right-hand side.

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 ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 6'1 x 5'5

ENTRANCE HALL 13'8 x 6'5





LIVING ROOM 19'2 x 13'9





FORMAL DINING ROOM 12'11 x 11'5

VIEW TO FRONT





KITCHEN BREAKFAST ROOM / SNUG 18'7 x 12'11





CONSERVATORY 9'5 x 9'2

UTILITY ROOM 6'9 x 6'2

REAR PORCH 6'2 x 5'10

CLOAKS WC 6'5 x 2'7





FIRST FLOOR LANDING

BEDROOM TWO 12'11 x 11'5





MASTER BEDROOM ONE 19'2 x 13'8

ENSUITE SHOWER ROOM 6'5 x 4'1





FAMILY BATHROOM 6'6 x 5'11

VIEW TO REAR OVER OPEN FIELDS

BEDROOM THREE 13'1 x 8'10





EXTERIOR

Externally the property benefits from a double width double depth driveway to the side with ample space for motor home, campervans etc. Cottage style front garden. Gated access with driveway to the rear garden & detached double garage – a rare find that adds to the convenience of this home. The beautiful rear garden features a lawn, excellent seating and entertaining areas & discreet 'hidden' rear seating area with exceptional views over the adjoining open field to the rear. For keen gardeners there is a quality greenhouse, plethora of shrubs, plants & specimen clipped Cherry tree. Space for hot tub.

DETACHED DOUBLE GARAGE 18'9 x 17'7

(Bike store attached).

EPC RATING: C

COUNCIL TAX BAND: E





SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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. Note: full fibre broadband connection to the house (with speeds available of 500 MB plus).

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 **

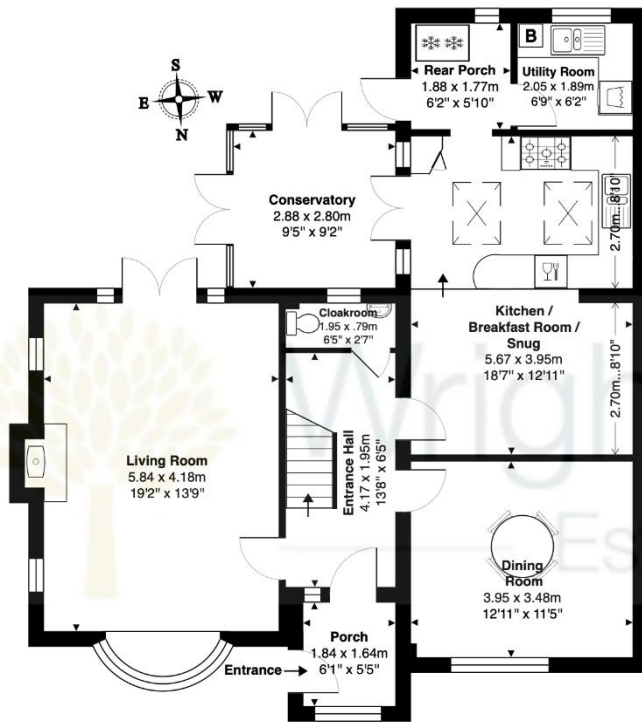
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



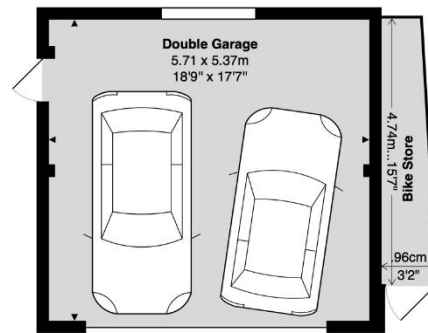




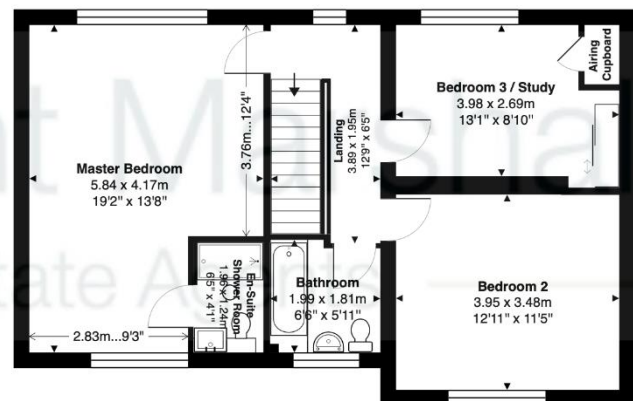
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Ground Floor
Floor Area: 96.3 m² ... 1037 ft²



Double Garage / Bike Store
Floor Area: 35.6 m² ... 383 ft²



First Floor
Floor Area: 64.0 m² ... 689 ft²

BRIAR COTTAGE, 32 BROAD LANE, STAPELEY, NANTWICH, CHESHIRE, CW5 7QL

All Building Parts Approximate Gross Internal Area: 195.9 m² ... 2109 ft²

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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