



| WEAVER BROOK WAY | WRENBURY | NANTWICH | CHESHIRE | CW5 8FS | OIRO £329,950



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# I Weaver Brook Way, Wrenbury, Nantwich, Cheshire, CW5 8FS

An extremely attractive Four Bedroom, Two Bathroom, Double fronted Detached House of considerable appeal, fully furnished in show home condition.

Beautifully appointed & furnished throughout, the fantastic manageable & family friendly property boasts a superb edge of development position with views

Briefly comprising; Canopy Porch, Entrance Hall, Cloaks/WC, Living Room with direct garden access, Kitchen Diner with integrated appliances.

First Floor landing, Master Bedroom One, with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom.

Single garage & driveway.

Part walled, lawned garden with patio, raised deck & specimen planting.

UPVC double glazing

Built by Bovis & only 2 years old.

**NO CHAIN**

**VIEWING IS IMPERATIVE TO APPRECIATE THE PROPERTY**





WRENBURY CHURCH

#### 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, with No. 1 being observed immediately on the left hand corner.

#### WRENBURY

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. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village.

Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

#### 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.





LIVING ROOM

**THE ACCOMMODATION:**

With approximate dimensions comprises;

**ENTRANCE HALL**

7' 3" max reducing to 4'9" x 12' 6" max reducing to 4'3"(2.21m x 3.81m) Steel casement part glazed entrance door. Fitted inset matwell, attractive wood effect floor, ceiling light point, smoke detector, radiator.

Stairs rising to the first floor.



**CLOAKS/WC**

Concealed cistern WC, pedestal wash hand basin with tile splash back, ceiling light point, uPVC double glazed window to the rear, radiator, tile floor & attractive feature wall.





### LIVING ROOM

14' 0" x 18' 4" (4.27m x 5.59m) Two ceiling light points, two radiators, uPVC double glazed French doors to the garden & side glazed windows, uPVC double glazed window to the front, TV point, built in cupboard.





#### KITCHEN DINER

12' 2" max reducing to 9'9" x 18' 2" (3.71m x 5.54m) Comprehensively well equipped with an attractive range of pale stone coloured wall, base & drawer units, dark wood effect textured roll top laminate work surfaces with inset 1.5 bowl 'Carron Pheonix' stainless steel single drainer unit & mixer tap. uPVC double glazed windows to the front & side (enjoying a pleasant leafy aspect to the front). Recessed ceiling spot lights, ceiling light point, two radiators, various power points including TV & telephone, attractive tile floor, under unit lighting. Integrated appliances include; 'Hotpoint' electric 4 ring hob with fixed stainless steel extractor over & stainless steel splashback, 'Hotpoint' double electric oven & grill, integrated 'Indesit' fridge/freezer & 'Indesit' dishwasher, 'Indesit' washing machine.





KITCHEN DINER





MASTER BEDROOM ONE

**FIRST FLOOR LANDING**

(UPVC double glazed window to the rear).

Ceiling light point, smoke detector, loft access, radiator, built in cupboard housing 'Ecodan' renewable heating technology, heating tank,(installed April 2017). 170L pre plumbed slimline tank & wall mounted controls.

**MASTER BEDROOM ONE**

10' 3" plus built in wardrobes x 13' 1" (3.12m x 3.99m) A highly attractive room with ceiling light point, radiator, uPVC double glazed window to the front with a wonderful open leafy view, various power points including TV & telephone, built in wardrobes with mirror fronted sliding doors.



**ENSUITE SHOWER ROOM**

6' 9" x 5' 0" (2.06m x 1.52m) Large walk in shower with mains shower attachment (fully tiled where visible), concealed cistern WC, wall mounted wash hand basin, part tiled walls, recessed ceiling spot lights, extractor fan, shaver point, uPVC double glazed window to the side, radiator, tile floor, wall mounted mirror & shelf.







## BEDROOM TWO

### BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m) uPVC double glazed window to the front with wonderful open leafy view, uPVC double glazed window to the side with a garden view, ceiling light point, radiator, various power points including TV & telephone.

### BEDROOM THREE

11' 1" x 8' 1" (3.38m x 2.46m) Ceiling light point, uPVC double glazed window to the side with lovely garden aspect, radiator, various power points including TV & telephone.

### BEDROOM FOUR

8' 2" x 7' 9" (2.49m x 2.36m) Ceiling light point, uPVC double glazed window to the front with wonderful open leafy view, various power points including TV & telephone.

### FAMILY BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) Superbly appointed with panel bath, glass screen, central mixer taps & mains shower over. Concealed cistern WC, 'Ideal' wall mounted wash hand basin, recessed ceiling spot lights, extractor fan, radiator, part tiled walls, uPVC double glazed window to the rear, wall mounted mirror & shelf, attractive tile floor.





BEDROOM THREE (ABOVE)

BEDROOM FOUR (BELOW)





#### EXTERIOR

The stunning double fronted home enjoys a particularly pleasant edge of development position with countryside views to the front & an open side vista towards the canal.

Being a corner plot, there is a manageable lawned garden to the side and front with paved pathway to the front entrance.

The side garden features an attractive curved wall with timber pedestrian gate.

Good size lawned garden with paved patio & raised decked seating area, specimen planting to the borders.

Single garage with power & light and driveway.

EPC RATING: B

COUNCIL TAX BAND: E

#### SERVICES

All mains water, drainage, gas & electricity services are either connected or available locally (subject to statutory undertakers costs & conditions).

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

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 & 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.



#### 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; [nantwichsales1@wrightmarshall.co.uk](mailto: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.



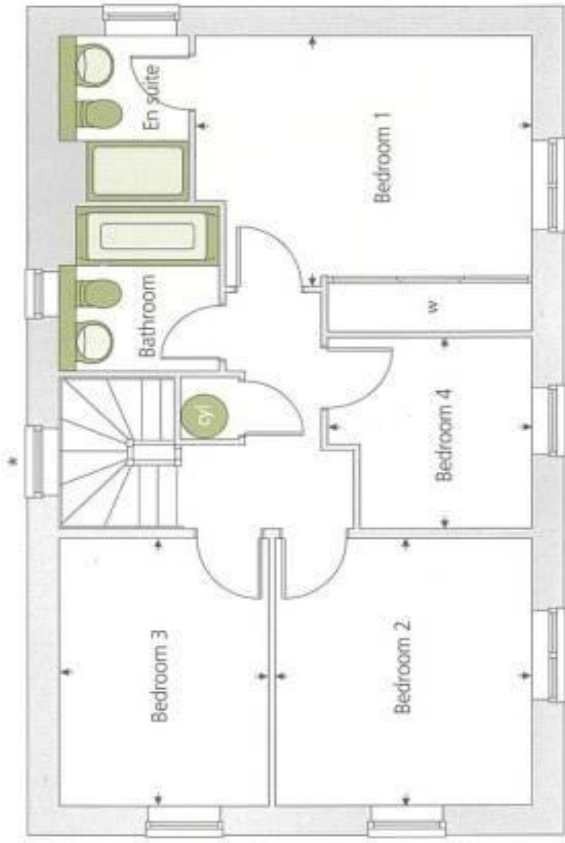
WRENBURY CANAL





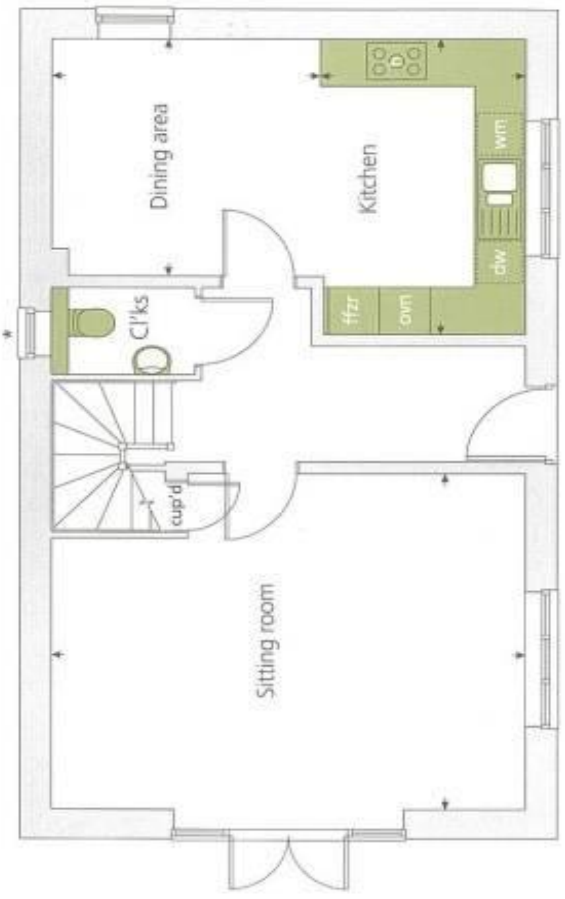
NEARBY NANTWICH





First floor

| First floor | metres      | feet/inches     |
|-------------|-------------|-----------------|
| Bedroom 1   | 3.98 x 3.19 | 13' 1" x 10' 6" |
| Bedroom 2   | 3.40 x 3.04 | 11' 2" x 10' 0" |
| Bedroom 3   | 3.40 x 2.48 | 11' 2" x 8' 2"  |
| Bedroom 4   | 2.44 x 2.41 | 8' 0" x 7' 11"  |



Ground floor

| Ground floor | metres      | feet/inches     |
|--------------|-------------|-----------------|
| Kitchen      | 3.76 x 2.45 | 12' 4" x 8' 0"  |
| Dining area  | 3.15 x 3.03 | 10' 4" x 9' 11" |
| Sitting room | 5.60 x 4.28 | 18' 4" x 14' 0" |

## NOTES

Wright Marshall  
Estate Agents

**Tel : 01270 625410**

Wright Marshall Fine & Country

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

**wrightmarshall.co.uk**  
**fineandcountry.com**