



18 SPRINGFIELD DRIVE | WISTASTON | CHESHIRE | CW2 6RA | OIRO £357,000



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

# 18 Springfield Drive, Wistaston, Cheshire, CW2 6RA

An incredibly attractive, substantially extended Five Bedroom, Two Bathroom Semi Detached House of considerable appeal boasting a superb open plan Kitchen Dining Family Room with full with sliding doors to the good size rear garden.

The outstanding family size property deserves prompt attention.

Briefly comprising; Entrance Hall, Boot Room, Cloaks/WC, Living Room, Kitchen Dining Family Room, Utility Room, Playroom.

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

Integral single garage & extensive parking to the front for several vehicles.

Pleasant, manageable & good size rear garden being particularly family and pet friendly.

UPVC D.G. & Gas C.H.







#### NEARBY NANTWICH

#### DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street & proceed over the mini roundabout. Take the first exit at the 'Churches Mansion' roundabout & at the next roundabout take the 3rd exit onto Crew Road. Continue over the 'Peacock Pub' roundabout continuing onto Crewe Road, through Willaston. Continue past the 'Co-Op' store & at the 'Wells Green' traffic lights turn right into Rope Lane. Take the immediate right turn into Springfield Drive and the property will be observed on the right hand side.

#### WISTASTON

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.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away.

The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: [admin@berkeley.cheshire.sch.uk](mailto:admin@berkeley.cheshire.sch.uk).

Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

#### NEARBY 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;



LIVING ROOM

ENTRANCE HALL

(24'6" length) Highly attractive contemporary door with chrome door furniture. Curved uPVC double glazed panes to sides & top. Recessed ceiling spotlights, radiator, wood floor. Stairs with Oak balustrade & spindles rising to the first floor.



BOOT ROOM

6' 2" x 5' 7" (1.88m x 1.7m) Recessed ceiling spotlights, uPVC double glazed window to front, built in storage, wood floor with under-floor heating.

CLOAKS / WC

8' 4" x 2' 7" (2.54m x 0.79m) Low level WC, wash hand basin upon cupboard base, recessed ceiling spotlights, radiator, splashback feature vertical panel, attractive tiled floor.

LIVING ROOM

11' 9" + bay x 11' 6" max (3.58m x 3.51m) An excellent naturally light & comfortable room with recessed ceiling spotlights, radiator, uPVC double glazed bay window to front, radiator, TV & telephone points, inset wall mounted gas feature fireplace.







FORMAL DINING ROOM

#### FORMAL DINING ROOM

11' 10" x 11' 7" (3.61m x 3.53m) Ceiling light point, radiator, high window to the Kitchen Dining Family Room.

#### KITCHEN DINING FAMILY ROOM

31' 3" x 13' 9" (9.53m x 4.19m) An exceptional space filled with an abundance of natural light throughout. Ideal for relaxing & entertaining, the wonderful space is particularly family friendly with direct garden access.

The Kitchen area is magnificently contemporary, with sleek clean lines and integrated appliances, featuring a large island unit. The beautiful coloured units are 'on trend' in a stunning grey colour with white corian work surfaces with inset sink unit & mixer tap to the 'T' shaped island unit. Integrated appliances include 2 eye level double ovens & microwave oven, fridge freezer and dishwasher.

Recessed ceiling spotlights, inset speakers, beautiful white polished resin floor, with under-floor heating.

Wall mounted TV point,

#### PLAYROOM

16' 9" x 6' 1" (5.11m x 1.85m) Recessed ceiling spotlights, under-floor heating, wall mounted TV point.

#### UTILITY ROOM

8' 8" x 6' 11" (2.64m x 2.11m) Recessed ceiling spot lights, base level units with glass splash back, work surfaces. Space & plumbing for washing machine & tumble dryer & under-floor heating.





KITCHEN DINING FAMILY ROOM





KITCHEN DINING FAMILY ROOM







MASTER BEDROOM ONE

**FIRST FLOOR LANDING**

Recessed ceiling spotlights, loft access. Built in airing cupboard.

**MASTER BEDROOM ONE**

13' 4" x 11' 4" (4.06m x 3.45m) A light & well proportioned room with ceiling light point, 2 uPVC double glazed windows to the front, radiator, range of built in wardrobes with hanging & shelving. Door to the Ensuite Shower Room.

**ENSUITE SHOWER ROOM**

7' 7" x 5' 1" (2.31m x 1.55m) Beautifully appointed with a large walk in shower with fixed glass screen & overhead shower, low level WC, wall mounted wash hand basin with attractive dark grey coloured drawers beneath. 'Travertine' fully tiled walls & floor, recessed ceiling spotlights, radiator.







ENSUITE SHOWER ROOM (ABOVE)

FIRST FLOOR LANDING (BELOW)





#### FAMILY BATHROOM

#### BEDROOM TWO

13' 9" x 9' 6" + wardrobes (4.19m x 2.9m) Ceiling light point, uPVC double glazed window, radiator, range of fitted in wardrobes.

#### BEDROOM THREE

11' 10" x 10' 7" + wardrobes (3.61m x 3.23m) Ceiling light point, uPVC double glazed window, radiator, range of fitted in wardrobes.

#### BEDROOM FOUR

13' 3" x 7' 8" (4.04m x 2.34m) Ceiling light point, uPVC double glazed window, radiator.

#### BEDROOM FIVE

8' 5" x 7' 2" (2.57m x 2.18m) Ceiling light point, uPVC double glazed window, radiator.

#### FAMILY BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m) Stunning, superbly appointed luxurious family bathroom, fitted with a large 'egg' bath with upright chrome mixer taps, large corner shower with highly attractive pebble floor & over head shower. Low level WC, wall mounted wash hand basin, chrome radiator, 'Travertine' fully tiled walls & floor, uPVC double glazed window to rear.







BEDROOMS





BEDROOM (ABOVE)

PLAYROOM (BELOW)







REAR ELEVATION

#### EXTERIOR

Extensive Tarmacadam driveway to the front of the property providing ample off road parking for several vehicles. Boundary wall to front. Side gated access to the rear garden. Predominantly laid to lawn, the rear garden is an ideal 'family & pet friendly' space, being fully enclosed & particularly easy maintenance. A large paved patio is ideal for relaxing & entertaining. Close boarded fencing to boundaries. In all there is a reasonable level of privacy, as the property is not directly overlooked at the rear.

EPC RATING: C

COUNCIL TAX BAND: D

#### SERVICES

All mains 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 & 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.

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.

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VIEW FROM REAR BEDROOM (ABOVE)

KITCHEN DINING FAMILY ROOM (BELOW)

#### 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](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.







## Ground Floor

Approx. 115.6 sq. metres (1244.6 sq. feet)



## First Floor

Approx. 72.0 sq. metres (775.5 sq. feet)

