



7 EDMUND WRIGHT WAY | NANTWICH | CHESHIRE | CW5 5HQ | OIRO £364,950



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

7 Edmund Wright Way, Nantwich, Cheshire, CW5 5HQ

An exceptional four bedroom detached house constructed by Linden Homes on a sought after residential development within easy walking distance of the town centre. Overlooking an area of designated open space and within close proximity of the canal and open countryside.

Open porch, Hall, WC, Living room, Conservatory, Dining room, Breakfast Kitchen, Utility Room, first floor landing; Master Bedroom one, Ensuite Shower room, three further double bedrooms, Bathroom.

Double glazing, Gas Central heating,
Integral garage, South facing rear Gardens

MUST BE VIEWED TO BE APPRECIATED





DIRECTIONS

Proceed from the agents Nantwich office along Welsh Row. Take the 3rd turning left into Marsh lane & turn right into Edmund Wright Way where the property will be observed on the left hand side.

Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



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.



DESCRIPTION

The property offers a superb carefully designed interior with a particularly attractive façade. The present owners can only commend the property to you, both in terms of its individuality and its semi rural setting on the fringe of Nantwich

THE ACCOMMODATION:

With approximate dimensions comprises:

OPEN PORCH

With a lantern light, panel glazed entrance door to the entrance hall.



ENTRANCE HALL

Ceramic tiled floor, ceiling coving, radiator, two ceiling light points, smoke detector, understairs storage cupboard.

CLOAKS/ WC

Fitted with a wash hand basin with glass tile splashback, low level WC, radiator, ceramic tiled floor.

DINING ROOM

12' 0" x 9' 3" (3.68m x 2.84m) With a uPVC double glazed bay window, radiator.





LIVING ROOM

14' 0" x 14' 7" (4.27m x 4.47m) An L shaped room with an attractive stone effect Adam-style fireplace and hearth with living flame coal effect gas fire, TV point, ceiling coving, telephone point, two radiators. UPVC Double glazed French doors to the rear.



CONSERVATORY

7' 10" x 7' 4" (2.39m x 2.26m) With a uPVC double glazed pitched and hipped roof, exterior door, ceramic tile floor, wall light point.

BREAKFAST KITCHEN

13' 10" x 8' 5" (4.22m x 2.59m) A comprehensively equipped kitchen with modern medium oak coloured units comprising worktop surfaces to three elevations providing extensive storage and drawers beneath, wall mounted cupboards, shelving and wine rack, inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Fitted appliances include a Bosch 4 ring gas hob with Bosch canopy over, Bosch double electric oven and grill, DeDietrich integrated fridge/freezer, Bosch integrated dishwasher. Attractively tiled walls, pelmet halogen lighting, ceramic tile floor, space for table, radiator, TV point, uPVC side elevation window.





UTILITY ROOM

5' 6" x 5' 2" (1.7m x 1.6m) Fitted with a stainless steel single drainer sink unit with mixer tap, cupboard and appliance space beneath, complementary tiling to wall and floor to match the kitchen, plumbing for washing machine, 'Glow Worm' wall mounted gas fired boiler, exterior door to outside.

FIRST FLOOR LANDING

An airing cupboard with lagged hot water cylinder and immersion heater. Access to the loft space.



MASTER BEDROOM ONE

11' 5" x 10' 7" (3.48m x 3.23m) Fitted with twin set double wardrobes, telephone point, TV point, ceiling coving.

ENSUITE SHOWER ROOM

Fitted with a mosaic tiled enclosed shower cubicle with an 'Aqualisa' shower, pedestal wash hand basin, low level WC, radiator, attractive mosaic fully tiled walls, shaver socket



BEDROOM TWO

11' 8" x 10' 0" (3.58m x 3.05m) An L shaped room with radiator, TV and telephone points.



BEDROOM THREE

9' 10" x 9' 1" (3.00m x 2.79m) With a radiator

BEDROOM FOUR

14' 0" x 9' 3" (4.27m x 2.82m) Fitted with two double and one single built in wardrobes, radiator.





BATHROOM

Fitted with a modern suite comprising a panelled bath with showerhead mixer tap, pedestal wash hand basin, enclosed cistern WC, radiator, part tiled walls, halogen ceiling spotlights.





EXTERIOR

The property is fronted by a double tarmac driveway and front lawn area. Access to the integral single garage and side pedestrian access.

To the rear there are south facing, lawned gardens.

EPC RATING: TBC

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity and drainage 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

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

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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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.



FLOOR PLANS PENDING

Wright Marshall
Estate Agents

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