



52 HAZEL WAY | EDLESTON | NANTWICH | CHESHIRE | CW5 5XG | OIRO £489,950



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

# 52 Hazel Way, Edleston, Nantwich, Cheshire, CW5 5XG

An Excellent executive style Five Bedroom, Three Bathroom Detached House, boasting a stunning open plan Kitchen Dining Family Room.

Convenient for the town centre and schools, the spacious family sized home deserves prompt attention.

Briefly comprising; Entrance Hall, Utility/WC, Kitchen Dining Family Room, Living Room, Formal Dining Room/Snug, Office/Playroom.

First floor Landing, Master Bedroom One with Ensuite, Bedroom Two with Ensuite, Three further bedrooms and Family Bathroom.

Double garage & double width Tarmacadam driveway.

Low maintenance front garden & stunning landscaped family friendly rear garden.

UPVC double glazing and gas central heating.

Enjoying an enviable edge of development open aspect to the front





## NANTWICH

### DESCRIPTION

From the Agent's Nantwich office, continue along Hospital Street to the mini roundabout and take the 2nd exit onto Pratchetts Row, past Morrisons Supermarket, to the next roundabout. Take the 2nd exit onto Waterlode and proceed to the traffic lights, turning left onto Welsh row. Turn left into Queens Drive and second left into Hazel Way. Continue following the road and the property will be observed on the right hand side, opposite the open green space and close to the small playground.

### 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.

### NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.





LIVING ROOM

**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**ENTRANCE HALL**

Steel casement entrance door. Tiled floor, ceiling light point, radiator, smoke detector. Stairs rising to the First Floor with cupboard beneath.

**UTILITY ROOM/WC**

Concealed cistern WC, pedestal wash hand basin, radiator, ceramic tile floor, electric fan, part tiled walls, uPVC double glazed window to the front. Cupboard housing 'Megaflow' system. Wood effect roll top work surfaces with base level cupboard & integrated washing machine, & tumble dryer.



**KITCHEN DINING FAMILY ROOM**

18' 10" x 16' 1" (5.74m x 4.9m) An exceptional space with a chic & elegant vibe. Comprehensively well equipped with a range of attractive white gloss coloured, wall, base and drawer units incorporating breakfast peninsular. Two ceiling light points, recessed ceiling spot lights, wood effect roll top work surfaces with inset 1.5 bowl stainless steel single drawer sink unit with mixer tap. Integrated dish washer, 5 burner gas hob with extractor over, bi fold door to the rear elevation, two eye level 'Hotpoint' electric ovens, part tiled walls, radiator and TV point.

**LIVING ROOM**

18' 10" x 14' 5" (5.74m x 4.39m) An excellent and beautifully appointed room with a fantastic view over the stunning landscaped rear garden. Two ceiling light points, uPVC double glazed bi fold doors to the rear, two radiators, TV point and beautiful bleached oak effect floor.

**FORMAL DINING ROOM/SNUG**

12' 3" x 9' 10" (3.73m x 3m) Ceiling light point, radiator, uPVC double glazed bay window to the front, bleached oak effect floor.

**OFFICE/PLAYROOM**

10' 7" x 6' 2" (3.23m x 1.88m) Ceiling light point, radiator, uPVC double glazed bay window to the front stunning bleached oak effect floor, TV point.



KITCHEN DINING FAMILY ROOM





FORMAL DINING ROOM/SNUG (ABOVE)

OFFICE/PLAYROOM (BELOW)





MASTER BEDROOM ONE

#### FIRST FLOOR LANDING

Two ceiling light points, uPVC double glazed window to the front with a superb view over the open aspect, smoke detector. Access to the loft space. Built in cupboard.

#### MASTER BEDROOM ONE

15' 3" x 12' 2" (4.65m x 3.71m) A spacious and light room enjoying a wonderful view over the beautiful landscaped rear garden. Ceiling light point, radiator, TV and telephone points. Door to Ensuite. Range of mirror fronted wardrobes, stunning bleached oak effect floor.

#### ENSUITE SHOWER ROOM

Generous size shower cubicle with mains shower, wall mounted wash hand basin, concealed cistern WC, heated towel rail, electric shaver point, ceramic tile floor, attractive tiling to walls, electric fan uPVC double glazed window to the side.

#### BEDROOM TWO

12' 11" x 10' 9" (3.94m x 3.28m) Ceiling light point, uPVC double glazed window, bleached oak effect floor. Door to Ensuite.

#### ENSUITE SHOWER ROOM

Corner shower cubicle with mains shower, concealed cistern WC, with wash hand basin, recessed ceiling spot light, part tiled walls, chrome ladder radiator, part tiled walls.



**BEDROOM**

**BEDROOM THREE**

10' 8" x 9' 11" (3.25m x 3.02m) Ceiling light point, radiator, uPVC double glazed window, bleached oak effect floor.

**BEDROOM FOUR**

10' 0" x 9' 10" (3.05m x 3m) Ceiling light point, uPVC double glazed window, bleached oak effect floor.

**BEDROOM FIVE**

14' 6" x 8' 3" (4.42m x 2.51m) Ceiling light point, radiator uPVC double glazed window, bleached oak effect floor.

**FAMILY BATHROOM**

Walk in shower cubicle with mains shower, (fully tiled where visible), double end bath with central mixer tap, concealed cistern WC and wash hand basin with mixer tap, recessed ceiling spot lights, electric fan, tiled floor, uPVC double glazed window to the side, chrome ladder radiator.







BEDROOMS





REAR LANDSCAPED GARDEN

#### EXTERIOR

The property stands in a superb edge of development position, overlooking designated open 'green' space with countryside beyond. There is a small lawned frontage with low maintenance gravel borders & easy care planting. Double tarmac driveway providing ample off road parking. Detached double garage.

The rear garden is stunning & low maintenance having been professionally landscaped & providing ideal family friendly 'zones'. Lawned area with paved seating entertaining and BBQ areas, Close boarded fencing to boundaries.

#### GARAGE

Up and over door. Power and light.

EPC RATING: B

COUNCIL TAX BAND: G

#### SERVICES

All mains water, drainage, gas and electric services 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).



NEARBY WELSH ROW

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk) Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

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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

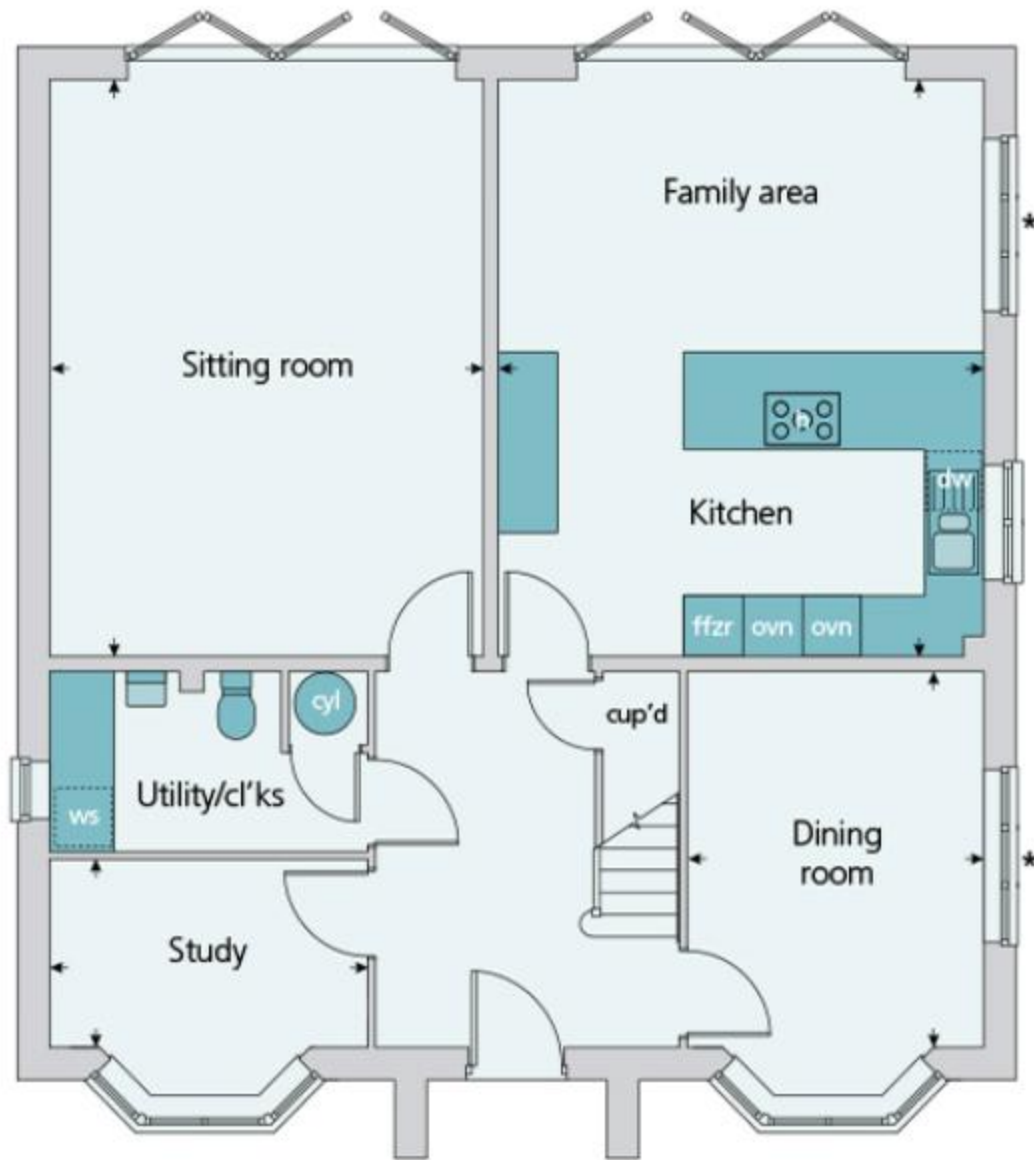
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

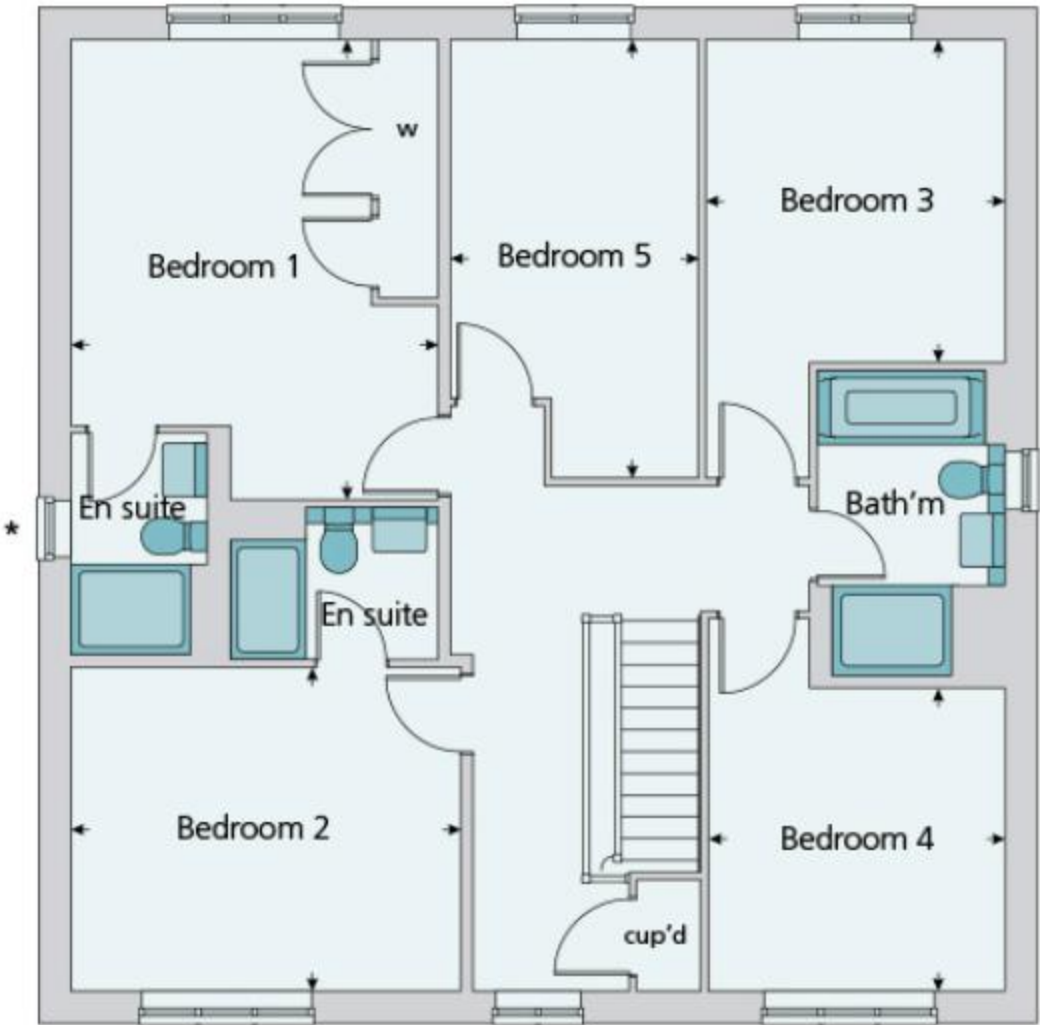
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**NOTE:** Floor Plans are for indicative purposes only, No 52 has the 'reverse' layout to the ground & first floors.

# Ground floor



# First floor





Wright Marshall  
Estate Agents

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