



8 DERWENT CLOSE | WILLASTON | NANTWICH | CHESHIRE | CW5 6QQ | OIRO £256,000



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

8 Derwent Close

Willaston, Nantwich, Cheshire, CW5 6QQ

An extremely deceptive recently renovated Three/Four Bedroom Link Detached House of considerable appeal & located within a superb village cul de sac close to schools.

Being a short distance from Nantwich & Crewe with its mainline train station, the property stands in an ideal spot being within the ever popular sought after village of Willaston.

Significantly enhanced & benefiting from particularly flexible accommodation, particularly with the office / bedroom four on the ground floor, this stunning home with its incredibly naturally light interior is ready to move straight into.

The accommodation briefly comprises; Storm Porch, Entrance Hall, Living Room, Dining Room, Home Office/Bedroom Four/Reception Room, Fitted Kitchen, Rear Lobby, Utility area, Cloaks / WC.

First Floor Landing, Bedroom One (double) with pleasant front outlook & built in wardrobe, Bedroom Two (double), Bedroom Three (single), Remodelled & stylish Family Bathroom.

Outstanding lawned front garden with incredibly large driveway with space for several vehicles.

Highly attractive rear garden with lawn, paved patio & attractive planted borders and hedging.

UPVC D.G. & Gas C.H.

IDEAL FOR OWNER OCCUPIERS OR BUY TO LET INVESTORS

NO CHAIN





DIRECTIONS

From the Agents Nantwich office on High Street, proceed along Hospital Street to the 2nd roundabout by Church's Mansion. Turn left & immediately right at the next roundabout into Crewe Road. Continue along, past The Peacock Hotel & ahead at the next roundabout & past Colleys Lane. Turn right into Coppice Road & turn right into Murrayfield Drive. Take the right turn into Derwent Close & the property will be observed on the right hand side.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct. 16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS:

Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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.





AGENTS NOTE:-

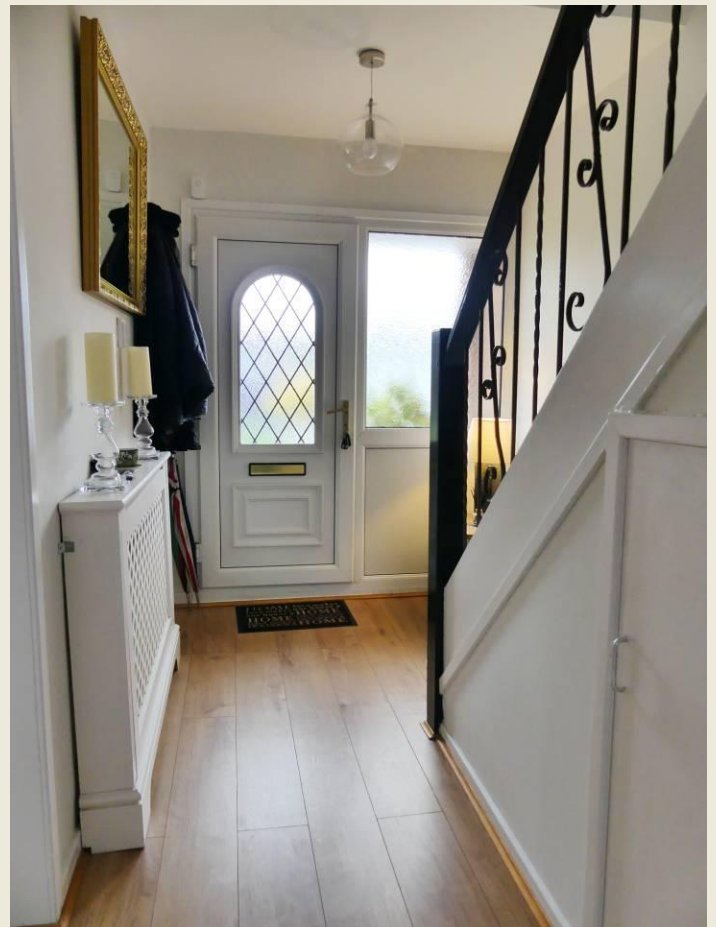
The property, prior to being renovated by the present owners, had been a successful rental property. For buy to let investors, this would be an ideal rental property as the condition is immaculate & location highly desirable.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

UPVC double glazed front door, uPVC double glazed window to the front elevation, radiator & cover, wood effect laminate flooring and stairs rising to the first floor.





LIVING ROOM

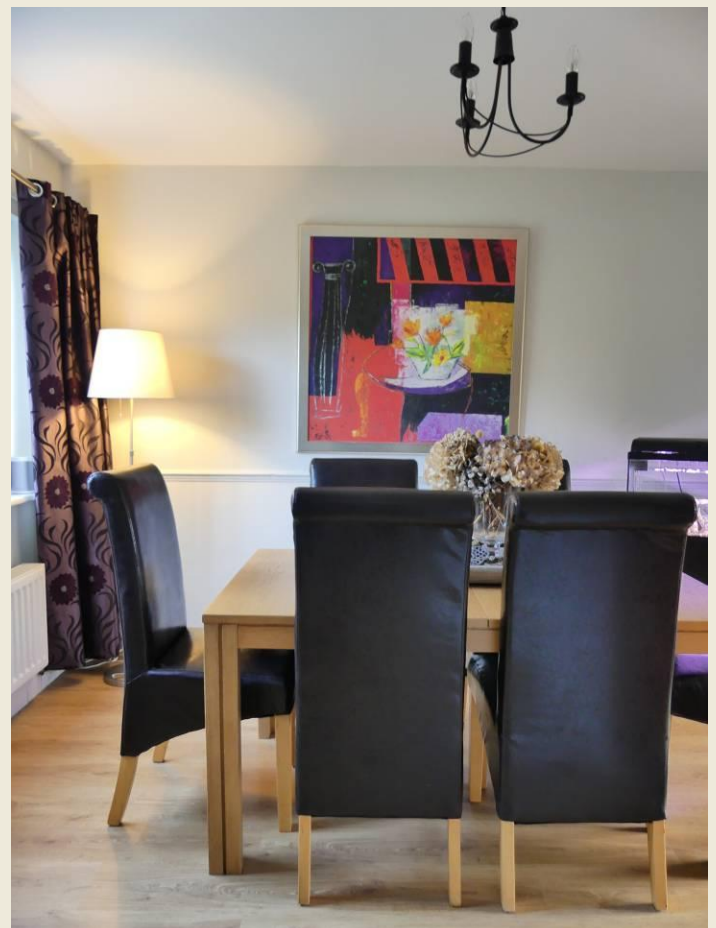
Stylishly decorated, abundantly naturally light & bright. The Living Room has a large uPVC double glazed window to the front elevation with highly attractive outlook over the garden, wall mounted gas fire, wood effect laminate flooring double radiator & TV point. Open to the Dining Room.





DINING ROOM

Well proportioned with ample space for table & chairs. Double radiator, continuation of wood effect laminate flooring and uPVC double glazed window to the rear elevation with attractive garden outlook.





FITTED KITCHEN

An attractive well equipped kitchen fitted with 'on trend' grey painted wall, base & drawer units with work tops over. Inset stainless steel sink unit with mixer tap.

Integrated electric oven with four ring electric hob over & concealed cooker hood with lighting.

Under stairs alcove with space for tall fridge/freezer, space & plumbing for dishwasher, laminate flooring and uPVC double glazed window to the rear elevation with attractive garden view. Door to the Rear Lobby.



HOME OFFICE / BEDROOM FOUR / RECEPTION ROOM

Converted from the original garage to now form another excellent room, the extremely versatile & naturally light downstairs reception room, could have various uses which could easily include bedroom, home office, playroom etc etc. Wall mounted electric panel heater, wiring for wall mounted TV, built in storage, uPVC double glazed window to the front elevation, wood effect laminate flooring.



HOME OFFICE / BEDROOM FOUR / RECEPTION ROOM



REAR LOBBY

With a uPVC door to the garden, ceiling light point

UTILITY AREA

With space & plumbing for a washing machine and space for tumble dryer (stacked).

CLOAKS / WC

Low level WC, wall mounted wash hand basin, uPVC double glazed window to the rear elevation.



FIRST FLOOR LANDING

UPVC double glazed window to the side, ceiling light point and loft access.



BEDROOM TWO

Boasting a wonderful rear outlook over the garden through the large uPVC double glazed window, built in wardrobe, radiator.



BEDROOM THREE

An excellent size third bedroom with radiator, uPVC double glazed window to the front with delightful garden outlook.

REMODELLED FAMILY BATHROOM

Luxuriously fitted recently with bath with tiled sides & shower screen, 'drencher' mixer shower and separate hand held shower attachment, wash hand basin with monobloc mixer tap over contemporary vanity unit, concealed cistern WC, attractive tiling, uPVC double glazed window to the rear elevation and built in airing cupboard housing the gas fired central heating boiler.



BEDROOM ONE

Generously proportioned with a built in wardrobe, radiator, TV point and uPVC double glazed window to the front elevation with a pleasant aspect over the garden.



BEDROOM TWO



EXTERIOR

The property stands well back from the established residential cul de sac which leads to the village primary school. Garden to the front with ample lawn & well stocked borders. Extensive driveway providing parking for several vehicles. Paved path to the side of the property leading to the rear garden. The charming rear garden is enclosed with paved patio areas, ample lawn, timber garden shed, external power point and a particularly pretty selection of mature plants, shrubs & flowers.

EPC RATING: TBC

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are either connected or available locally (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 & 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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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!

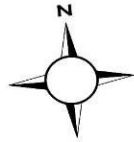
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

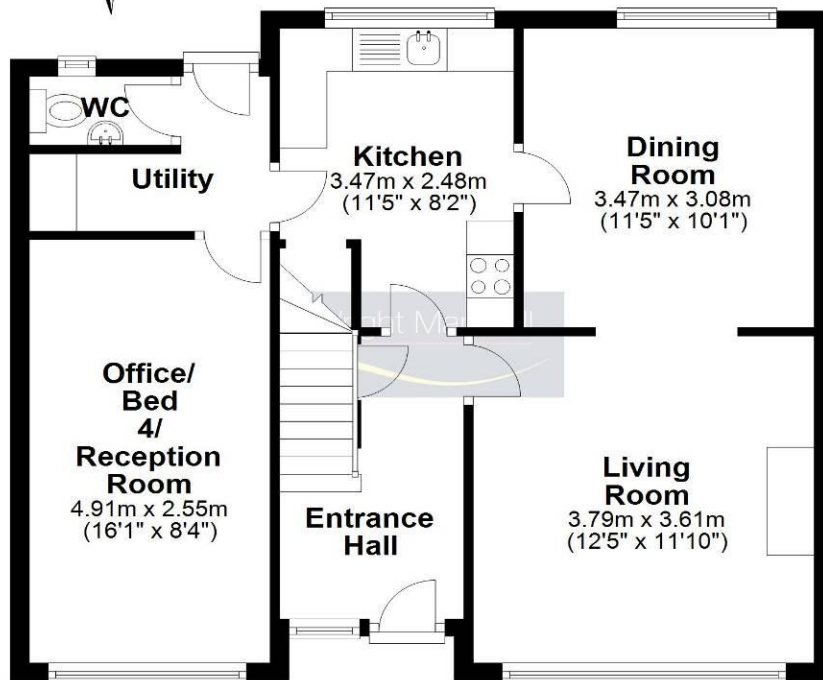






Ground Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)

