



14 HEALD WAY | WILLASTON | NANTWICH | CHESHIRE | CW5 6SR | OIRO £339,950



# 14 Heald Way, Willaston, Nantwich, Cheshire, CW5 6SR

An extremely attractive Detached executive style Four Bedroom, Three Bathroom House of immense appeal standing on a new build development within a popular village.

Owned by one family since new (purchased February 2020).

The exacting accommodation briefly comprises; Spacious Entrance Hall, Cloaks/WC, Living Room, Outstanding Kitchen Dining Family Room, Utility Room, First Floor Landing, Master Bedroom (Suite) One with Walk in Wardrobe & Ensuite Shower Room, Bedroom Two & Ensuite Shower Room, Bedroom Three, Bedroom Four/Office, Bathroom. Part converted single garage & Tarmacadam driveway to the rear.

Well set back, with a pleasant front lawned garden with a wonderful aspect over the 'green area' & mature trees & a stunning landscaped rear garden presented with soft ambient lighting, Mediterranean style white painted raised borders planted with specimen Box, and steps rising to a tiled entertaining patio / BBQ area.





#### VIEW TO THE FRONT

#### DIRECTIONS

From the Agent's Nantwich office proceed along Crewe Road. Just after the turn for Colleys Lane turn right into Coppice Road. At the T-junction turn left onto Wistaston Road. Turn right into Moorfields and turn left into Heald Way. The property will be observed on the right hand side well set back to the rear of the charming open green space.

#### 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](mailto:admin@willastonacademy.co.uk), email the head: [head@willastonacademy.co.uk](mailto: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).

#### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops & 4 supermarkets. 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 Aide 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 new 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:-

Please note, the floor plans are a mirror image of the exact layout of the property.

#### THE ACCOMMODATION:-

With approx. dimensions, comprises:-

#### ENTRANCE HALL

Inset mat well, recessed ceiling spot lights, radiator, smoke detector, stairs rising to the first floor with under stairs cupboard, large built in storage cupboard with light point.



#### CLOAKS WC

Recessed ceiling spot lights, radiator, uPVC double glazed window to the front, highly attractive wall and floor tiling, wall mounted mirror, 'Vitra' wash hand basin with chrome mixer tap, under mounted with storage cupboard.



### LIVING ROOM

Spacious and light with ceiling light point, TV and telephone points, large uPVC double glazed window to the front elevation, radiator, fully glazed double opening doors to the Kitchen/Dining/ Family Room.





#### KITCHEN DINING FAMILY ROOM

An exceptionally beautifully appointed room benefitting from direct garden access, chic decor and a high degree of natural light. Comprehensively well equipped with white wall, base and drawer units incorporating brush concrete effect laminate work surface including additional higher level breakfast peninsula. AEG integrated eye level oven/grill, microwave oven, stainless steel sink unit and mixer tap, AEG 4 ring electric hob with extractor over, fridge/freezer, dishwasher. Under unit lights, recessed ceiling spotlights, two radiators, four ceiling light points, TV point, two uPVC double glazed windows to the rear elevation and double opening uPVC French doors, power points and USB charging point, continuation of attractive flooring.







#### UTILITY ROOM

Ceiling light point, carbon monoxide alarm, Manrose extractor fan, matching work surface with space and plumbing beneath for washing machine and tumble dryer, radiator, Ariston wall mounted gas central heating boiler with wall mounted controls. Door to the garage.

#### FIRST FLOOR LANDING

Two ceiling light points, smoke detector, loft access, built in cupboard.

#### MASTER BEDROOM ONE

Ceiling light point, radiator, uPVC double glazed window to the front with pleasant outlook, TV point & power points. Double opening doors to the walk in wardrobe.

#### WALK IN WARDROBE

Ceiling light point, shelving and hanging space, radiator.

#### ENSUITE SHOWER ROOM

Walk in double sized shower with sliding door (fully tiled where visible) and mains shower. Recessed ceiling spot lights, Vitra wash hand basin inset into wood effect unit, concealed cistern WC, Manrose extractor fan, uPVC double glazed window, chrome ladder towel rail, wall mounted Vitra mirror, shaver point, geometric flooring.







#### BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window with attractive outlook, recessed ceiling spot lights, built in wardrobes with mirror fronted sliding doors.

#### ENSUITE SHOWER ROOM

Double sized shower cubicle (fully tiled where visible), with mains shower, recessed ceiling spotlights, low level WC, Vitra pedestal wash hand basin and mixer tap, part tiled walls, radiator, Manrose extractor fan, uPVC double glazed window to side elevation, attractive tile effect flooring.



#### BEDROOM THREE

Ceiling light point, uPVC double glazed window to rear, built in wardrobe with sliding mirror fronted doors, TV point.



#### BEDROOM FOUR/OFFICE

Ceiling light point, uPVC double glazed window to the rear.



#### FAMILY BATHROOM WITH SEPARATE SHOWER

Panelled bath with mixer taps and hand held shower attachment, highly attractive 'textured' tile wall, recessed ceiling spot lights, Manrose extractor fan, uPVC double glazed window to the rear, Vitra wash hand basin with chrome mixer tap and concealed cistern WC, attractive white coloured unit, inset wall mounted mirror with recessed spot light, chrome ladder towel radiator, walk in shower cubicle with recessed ceiling spotlights, (fully tiled where visible) pivot door and mains shower, attractive flooring.



#### EXTERIOR

The property is pleasantly situated to the rear of a charming Green area with majestic mature trees. There is an attractive Laurel hedge and pathway leading to the property. Small lawned garden, pathway and gate to the side. Pleasant open porch.

The rear garden has been superbly landscaped by the present owners in a laid back Mediterranean style with an excellent size lawn, paved pathway, raised planters painted in crisp white and planted with topiary including Box and Bay. Steps to the rear tiled BBQ entertaining terrace. Timber gate to side leading to the tarmac driveway, turning area and attached garage.

The attached single garage has an up and over door, and has been part converted by the present owners. Prospective purchasers have the opportunity to finalise the work for use as a leisure room etc or it could be reinstated back to a garage.

EPC RATING:

COUNCIL TAX BAND:

#### SERVICES

All mains electricity, gas, water & drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating Smoke detectors throughout. 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. E-mail: [nantwich@wrightmarshall.co.uk](mailto:nantwich@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4pm.



#### 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.

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#### MARKETING 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 \*\*

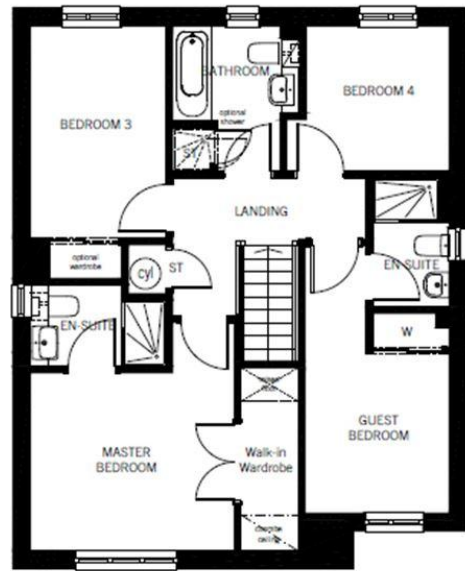
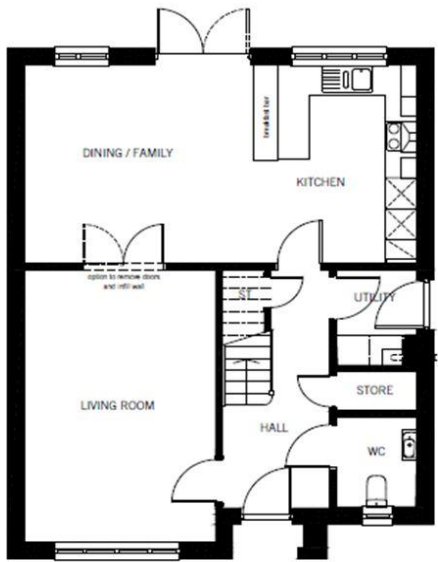
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Your home may be repossessed if you do not keep up repayments on your mortgage.









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