



6 GREENBANK CLOSE | WILLASTON | CHESHIRE | CW5 6QR | OIRO £349,950



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

# 6 Greenbank Close, Willaston, Cheshire, CW5 6QR

An exceptional beautifully extended detached family home having undergone a magnificent transformation, being superbly remodelled by the present owners to great effect.

The four bedroom, two bathroom family friendly home is something very special, whilst there is still flexibility of layout for any discerning purchaser to be bowled over by the accommodation on offer.

Enjoying a secluded cul de sac within the popular village yet within easy travelling distance of Nantwich, the M6, the A500 and of course excellent rail links.

The stunning interior certainly has the 'Wow' factor, particularly in the open plan Dining/ Family room with its large full width doors accessing the private rear garden.

The accommodation briefly comprises: Entrance Hall, Cloak/WC, Breakfast/ Kitchen, magnificent open plan Living/Dining/ Family Room, Integral Garage (with conversion potential subject to necessary consents).

First Floor Landing, Master Bedroom one with Ensuite Shower Room, Bedrooms two, Three and Four, Family Bathroom. Lawned front garden with larger than standard driveway providing space for approx. three vehicles. Integral garage with up and over door. Superb rear garden with shaped lawns, various shrubs and plants, side access, paved patio and an excellent degree of privacy.

We strongly recommend viewing this stunning property to fully appreciate it.





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and continue ahead at the roundabout. At the 'Churches mansion' roundabout take the first exit and at the next roundabout take the third exit onto Crewe Road. Continue to the roundabout by 'The Peacock Public House and take the 2nd exit, continuing on Crewe Road. Turn right into Coppice Road and turn right into Greenbank Close. The property can be found on the left 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](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).

#### 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.





OUTSTANDING OPEN PLAN LIVING DINING FAMILY ROOM





#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Highly attractive entrance door, radiator, beautiful oak flooring, door to the integral garage and stairs rising to the first floor.

#### CLOAKS/WC

Low level WC, wash hand basin, extractor fan.

#### OUTSTANDING OPEN PLAN LIVING DINING FAMILY ROOM

An exceptionally pleasant room, filled with an abundance of natural light and enjoying a wonderful outlook over the rear garden. Magnificent larger than standard, full width bi fold doors accessing the garden, two highly attractive designer radiators, additional radiator, superb oak flooring. Feature recessed fireplace in which a wood burning stove could be fitted, ( subject to necessary consents), two remote controlled 'Keylite' roof lights with rain sensors, wall mounted TV point. Door to the Breakfast Kitchen.

#### BREAKFAST KITCHEN

Chic and very much 'on trend', the fantastic kitchen is comprehensively well equipped with a range of modern white wall, base and drawer units incorporating 1 1/2 bowl stainless steel sink unit and removable spray head mixer tap and 'InSinkErator' waste disposal unit. Integral electric oven, four ring electric hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine. Free standing breakfast table, stunning Quartz floor tiles and under floor heating. Designer radiator, attractive part tiled walls, cupboard housing the gas central heating boiler, uPVC double glazed windows to the front and side elevations.





#### FIRST FLOOR LANDING

Built in airing cupboard, loft access (boarded) with pull down ladder.

#### BEDROOM ONE

Well appointed with radiator, uPVC double glazed window to the front elevation with pleasant outlook, TV aerial point.  
Door to the Ensuite.

#### ENSUITE SHOWER ROOM

Shower cubicle with mains shower, fully tiled where visible, low level WC, wash hand basin with vanity unit, uPVC double glazed window to the front elevation, attractive tiled walls featuring Travertine tile border.





BEDROOM TWO & BEDROOM THREE





#### BEDROOM TWO

Radiator, uPVC double glazed window to the rear elevation enjoying a pleasant garden view, built in wardrobe.

#### BEDROOM THREE

Radiator, uPVC double glazed window to the front elevation, built in wardrobe.

#### BEDROOM FOUR

Radiator, uPVC double glazed window to the rear elevation with pleasant outlook, fitted wardrobes.  
This room could easily be used as a super home office.

#### BATHROOM

An incredibly stylish bathroom with a paneled bath and central taps, shower screen and rainfall mains shower over. Low level WC, bowl wash hand basin and mixer tap upon a wall mounted vanity unit, heated towel rail/radiator, fully tiled walls and attractive tile floor, uPVC double glazed window to the side elevation.

#### INTEGRAL SINGLE GARAGE

Up and over door, power, light and door to entrance hall.  
Plumbing for washing machine.

#### EXTERIOR

The gardens are of a good size, yet manageable. The front of the property is accessed over a larger than standard driveway boasting space for approx three vehicles, bordered by lawned garden. Side gated access to the rear garden to both sides.

The rear garden boasts a high degree of privacy and is predominantly laid to lawn in attractive circular shapes. There is a variety of shrubs and plants with paved patios providing excellent space to relax and entertain.

#### EPC RATING: D

#### COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage 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).





#### 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 9.00-3.30pm.

#### 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.

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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!

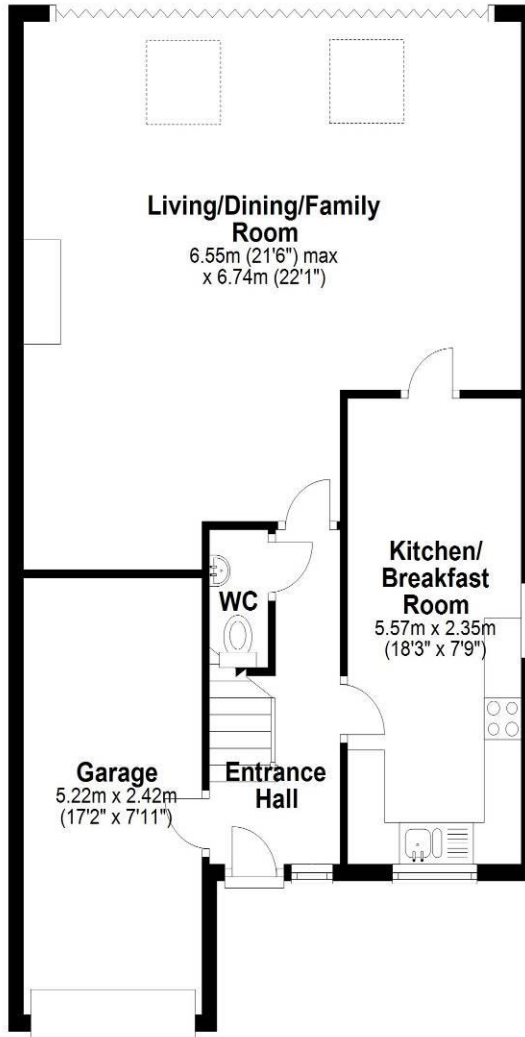
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

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. 73.7 sq. metres (793.7 sq. feet)



### Living/Dining/Family Room

6.55m (21'6") max  
x 6.74m (22'1")

### Kitchen/ Breakfast Room

5.57m x 2.35m  
(18'3" x 7'9")

WC

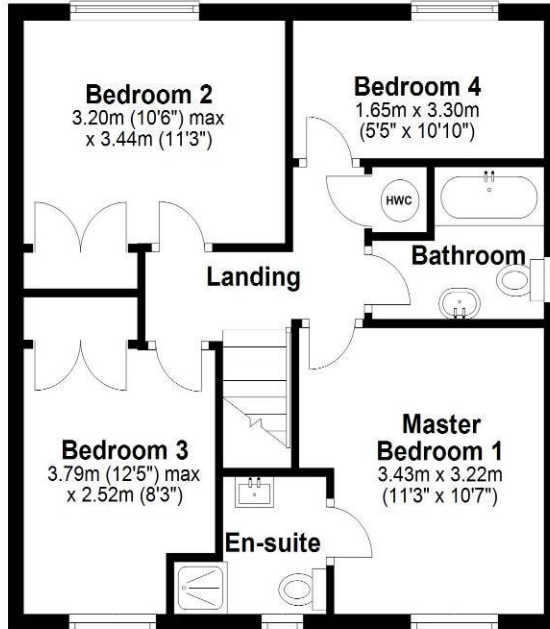
Entrance  
Hall

### Garage

5.22m x 2.42m  
(17'2" x 7'11")

## First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Wright Marshall  
Estate Agents

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