



12A HOLLY PLACE | WILLASTON | NANTWICH | CHESHIRE | CW5 6NG | OIRO £365,000



12A Holly Place, Willaston, Nantwich, Cheshire, CW5 6NG

An incredibly outstanding chic & elegantly appointed residence of immense quality throughout. Enhanced considerably by the present owners, the refined family size executive style residence with four bedrooms and three bathrooms offers beautiful fixtures & fittings and a wonderful landscaped South facing rear garden with cottage style borders & featuring 'architectural' specimen Birch trees, the exceptional stylish rooms over three floors including four bedrooms & three bathrooms must be viewed to be appreciated.

The accommodation briefly comprises; Elegant entrance hall with stunning contemporary entrance door, Cloaks/WC, spacious Kitchen Dining Family Room with a beautiful range of cupboards & central island unit fitted with French doors leading to the rear garden & opening to the stunning Living Room, Pantry. First Floor Landing, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom. Second Floor Landing, outstanding elegant Master Bedroom One with attractive dormer, Ensuite Shower Room. Single Garage & Tarmacadam driveway.

Lawned garden frontage & paved pathway leading to the front entrance. Side access leading to the pretty rear garden, being predominantly laid to lawn with paved patio, charming cottage style borders and inspiring Birch trees towards the rear boundary with external lighting. UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich office, out of town along the Crewe Road, past The Peacock Public House. At the roundabout, take the 2nd exit & continue along Crewe Road. Turn right into Holly Place & the property will be observed within the small cul de sac.

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).

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:-

Rarely does a contemporary home come to the market with such flair, elegance & attention to detail. The stylish home conceals exceptional decor throughout whilst the stunning landscaped garden exudes sophistication particularly with the beautifully majestic specimen birch trees which are softly light at night.

We strongly recommend the property to discerning buyers who are drawn to elegant interiors, in order to fully engage with the meticulously appointed residence.

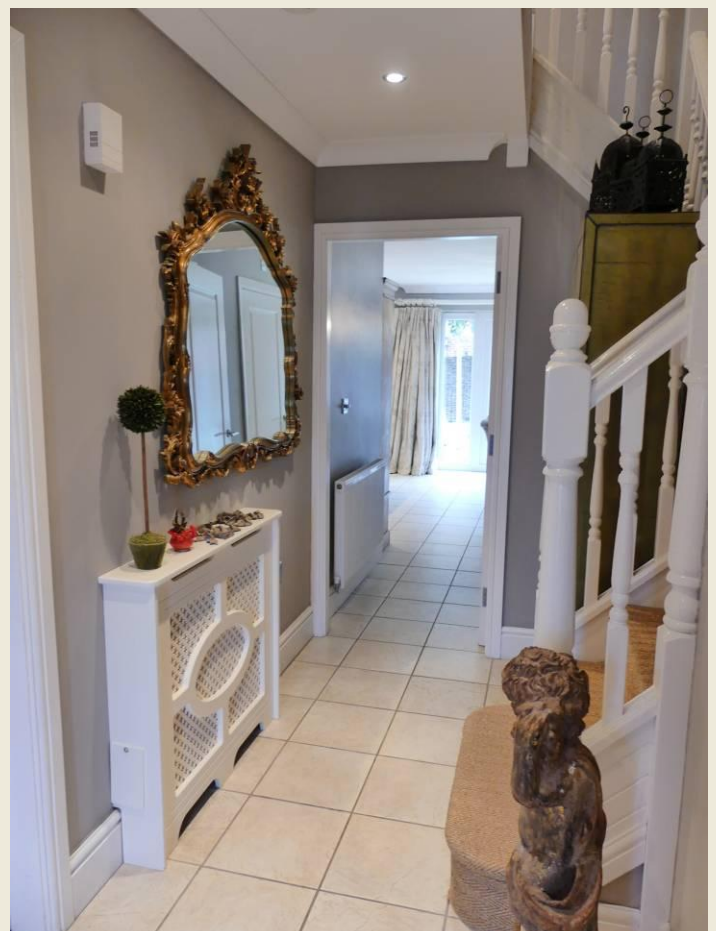
Noteworthy features throughout the property include; Superb high skirting boards, chrome sockets & light switches (predominantly with dimmer controls), both 'Laura Ashley' & Farrow and Ball' paint, 'Fired Earth' decorative tiles, tiling to the ground floor throughout, Sisal carpets to the stairs & both the first and second floors, magnificent grey colour 'Corian' work surfaces in the kitchen, bespoke crafted island unit, master bedroom ensuite rainfall shower, Hazel hurdle fencing to the rear garden 5 feature 'Jacquemontii' birch trees with feature lighting.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

Stunning contemporary 'heritage green' colour entrance door with feature glazed panel & brushed chrome vertical handle. Recessed ceiling spot lights, radiator & cover, attractive flooring. Stairs rising to the first floor carpeted in beautiful high quality Sisal.





CLOAKS/WC

Low level WC, wash hand basin, ceiling light point, uPVC double glazed window to the front elevation, attractive, radiator.

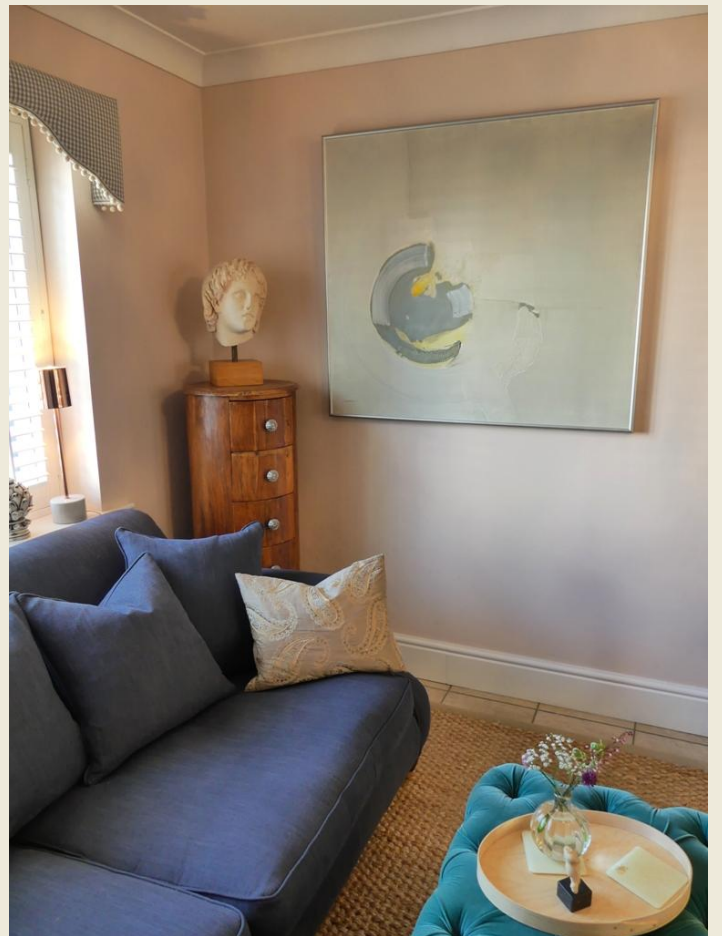


LIVING ROOM

A refined & elegant room of an excellent comfortable size, with ceiling light point, ceiling cornice, TV point, attractive flooring, uPVC double glazed window to the front elevation with pleasant outlook, door to Hall.









KITCHEN DINING FAMILY ROOM

An outstanding exceptionally well appointed 'family friendly' space, being the perfect room for entertaining. The excellent kitchen itself is comprehensively well equipped with a magnificent range of contemporary wall, base & drawers units in a subtle soft grey colour, to two elevations featuring a stunning work surface & upstands, with inset sink unit and brushed chrome mixer tap.

A stunning bespoke central island unit presented in a soft pale pink colour featuring large wine rack & drawers beneath a beautiful complimentary work surface.

Integrated appliances include; Eye level electric double oven & grill, microwave oven, fridge freezer, dishwasher.

Recessed ceiling spotlights, ceiling light point to dining / family area, uPVC double glazed French doors to the rear elevation & additional uPVC double glazed window, radiator, attractive tiled floor, built in storage cupboard. Separate under stairs Pantry with wall light point. Open to the luxurious Living Room.







PANTRY





FIRST FLOOR LANDING

Ceiling light point. Stairs rising to the second floor.

FAMILY BATHROOM

Panel bath with mixer tap, low level WC, wall mounted wash hand basin with cupboard beneath, recessed ceiling spot lights, part tiled walls with a stunning 'Fired Earth' border, tiled floor, radiator, uPVC double glazed window,





BEDROOM TWO

Beautifully appointed with ceiling light point, ceiling cornice, radiator, uPVC double glazed window to the rear elevation, range of fitted wardrobes. Door to the Ensuite.



ENSUITE SHOWER ROOM

Shower cubicle (fully tiled where visible), low level WC, pedestal wash hand basin, recessed ceiling spotlights, extractor fan, radiator, part tiled walls, tiled floor.





BEDROOM THREE

BEDROOM FOUR





MASTER BEDROOM SUITE

BEDROOM THREE

Superbly appointed with ceiling light point, ceiling cornice, radiator, TV point, uPVC double glazed window to the front elevation.

BEDROOM FOUR

Ceiling light point, radiator, uPVC double glazed window to the rear elevation with a superb garden aspect.

SECOND FLOOR LANDING

Ceiling light point, large built in cupboard.

MASTER BEDROOM SUITE:-

A most restful & calming space beautifully decorated.

BEDROOM ONE

Ceiling light point, two radiators, uPVC double glazed dormer window to the front elevation, roof light to the rear, TV point. Door to the Ensuite.

ENSUITE SHOWER ROOM

Resplendent with a large walk in shower shower, fixed glass screen & mains shower, concealed cistern with wash hand basin under mounted by cabinets, roof light, contemporary chrome ladder radiator, recessed ceiling light, attractive tiled floor.





ENSUITE SHOWER ROOM



EXTERIOR

The property stands amidst a pleasant cul de sac, and enjoys a lawned garden frontage with paved pathway leading to the front entrance, Tarmacadam driveway to the side. Attached single garage with power, light & personal door to the side. The rear South facing garden is a particular delight, being superbly presented blending both a cottage style with a more contemporary architectural feel - to great effect. The lawn is bordered at either side by pretty planted borders, whilst the rear of the garden boasts stunning 'architectural' specimen Birch trees lit in the evening by soft recessed lighting. An excellent size paved patio enables the perfect spot for relaxing & entertaining - and being the ideal place to enjoy the garden vista.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

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. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

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ALL MEASUREMENTS

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"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 **

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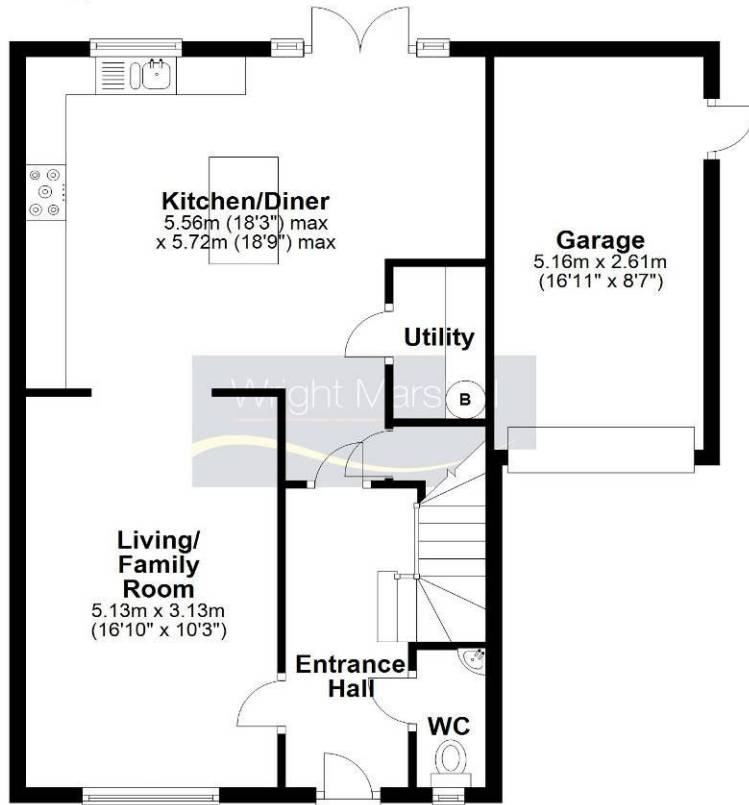






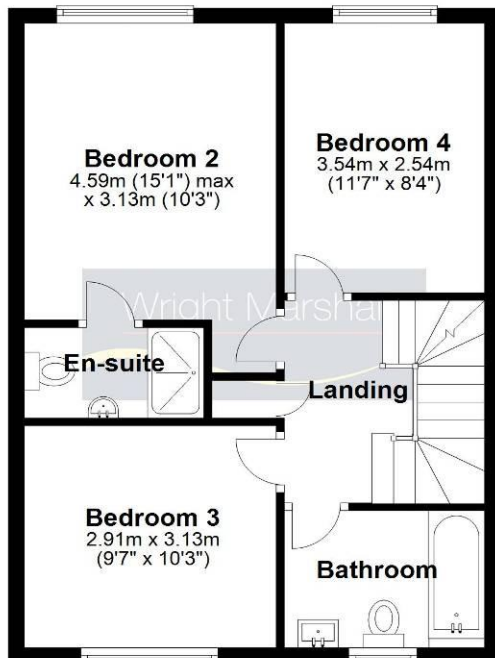
Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.8 sq. feet)

