



31 BROWN AVENUE | NANTWICH | CHESHIRE | CW5 7DH | OIRO £375,000



# 31 Brown Avenue, Nantwich, Cheshire, CW5 7DH

Outstanding in presentation and standing in truly stunning gardens within a sought after location. An incredibly attractive three bedroom detached true bungalow having undergone a comprehensive scheme of renovation and extension which has culminated in a highly successful elegant home. Rarely does a bungalow come onto the market of such calibre.

Briefly comprising: Entrance Hall, Living Room, Garden Room, Extended Kitchen / Diner, Cloaks / WC, Bedroom One, Bedroom Two, Bedroom Three/Dining Room, contemporary Bath & Shower Room. Attached single garage and extensive driveway. Divine, richly stocked gardens with complete privacy featuring lawns, rear outdoor seating area, charming summerhouse and incredibly pretty cottage style borders and mature apple tree, in all boasting a high degree of privacy.

**VIEWING IS STRONGLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Turn right onto Waterlode & continue to the Laura Ashley roundabout, turn left at the roundabout into Wellington Road & proceed over the level crossing. take the 3rd left turn into Delamere Road then take turn into Mayflower Road and continue to Brown Avenue. Turn right into the cul de sac and the property will be observed on the left hand side.

#### NANTWICH TOWN

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.



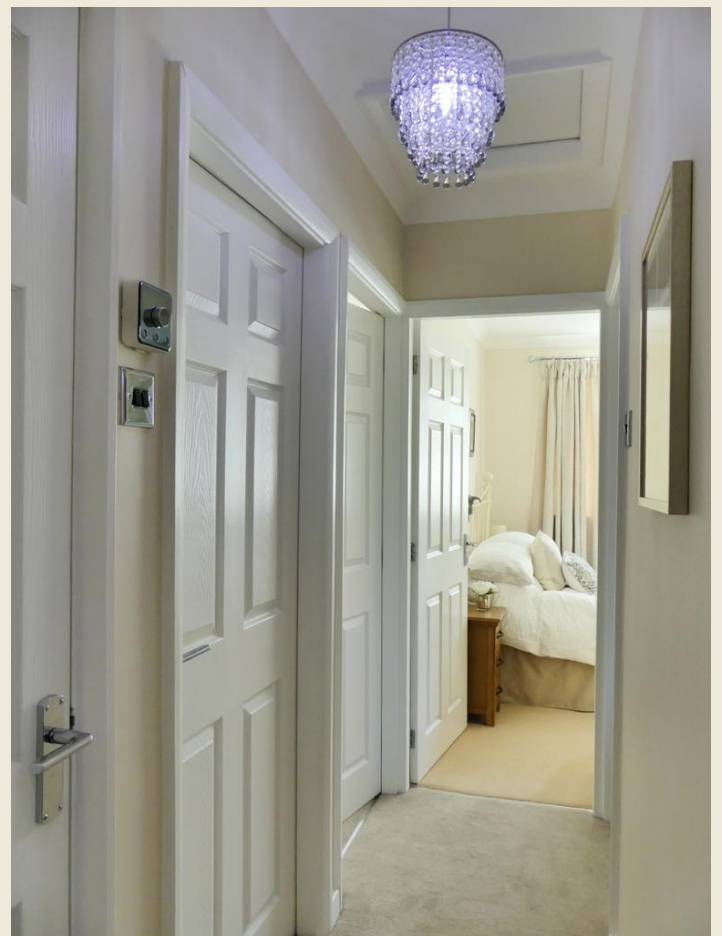


**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**ENTRANCE HALL**

Attractive entrance door, two light points, radiator, coving, loft access.





#### LIVING ROOM

(15'11 x 11'0) Neutrally decorated and beautifully appointed with ceiling light point, TV point, radiator, wall light points, recessed contemporary gas fireplace, ceiling coving, uPVC double glazed doors opening to the Garden Room.



#### GARDEN ROOM

(12'2 x 12'0) An outstanding addition to the beautiful home with pitched solid roof, light point, uPVC double glazed windows, wall mounted heater, recessed ceiling lights.





KITCHEN DINER





#### KITCHEN DINER

(19'2 x 12'2) Incredibly impressive, having been extended and fully remodelled to a bespoke design. Comprehensively equipped with a fantastic range of wall, base and drawer units in a soft pale grey colour with highly attractive pale worksurfaces, inset 1.5 bowl stainless steel sink unit and mixer tap. Ceiling light points, roof lights, vertical contemporary radiator, uPVC double glazed window to the rear elevation with superb garden view, part tiled walls, highly attractive wood effect floor. TV point. Integrated microwave oven and dishwasher, recess for American style Fridge/Freezer, range style cooker with chimney style extractor over, uPVC double glazed contemporary stable style door to the rear. Door to the Cloaks /WC.

#### CLOAKS/WC

(6'3 x 2'9) Low level WC, wash hand basin with mixer tap and tiled splash back upon a vanity cupboard, ceiling light point, roof light, contemporary radiator, continuation of flooring.





#### BEDROOM ONE

(8'11 + recess x 8'11) An excellent spacious room with ceiling light point, radiator, uPVC double glazed bay window to the front elevation, coving, TV point, range of highly attractive built in wardrobes with part coloured and mirror fronted sliding doors.







#### BEDROOM TWO

(12'11 x 9'11) Beautifully appointed with ceiling light point, radiator, uPVC double glazed bay window to the front, highly attractive built in wardrobe with sliding door, TV point.

#### BEDROOM THREE

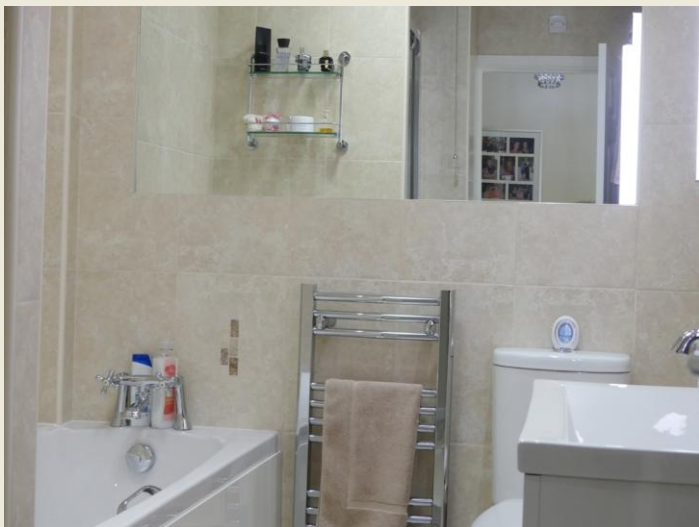
(8'7 x 7'11) Ceiling light point, uPVC double glazed window to the side elevation, radiator.





#### BATH & SHOWER ROOM

(9'8 max x 5'9) Immaculately appointed with built in shower cubicle, low level WC, wash hand basin with mixer tap upon a vanity unit, wall mounted mirror & cabinet with lighting, large wall mounted mirror, panelled bath with mixer tap, fully tiled walls and floor, two chrome ladder radiator/towel rails (one of which can be used as electric in the warmer months, light tube and recessed ceiling spot lights, extractor fan, shaver point.





#### EXTERIOR

The exterior of the property is utterly exceptional with the gardens boasting many beautiful features. The property stands in an excellent and highly desirable cul de sac location in a particularly established residential locality and with the benefit of having a bus service presently enabling easy town access.

Approached over an excellent sized tarmacadam driveway with attractive inset brickwork detailing, enabling ample off road parking. Attached single garage with remote electric roller door, power and light. Gated side access to the rear garden.

Richly stocked with impressive planted shaped borders, there are various areas of wonderful interest including the recently completed durable weather proof decking & pergola, charming summer house, and side garden with greenhouse etc. The spacious lawn & covered external living / dining area are the perfect areas to enjoy the peace, serenity & privacy on offer.





EPC RATING: TBC

COUNCIL TAX BAND: D

#### SERVICES

All mains water, gas, electricity & drainage 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 9.00-4.00pm.

#### 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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#### MARKET APPRAISAL

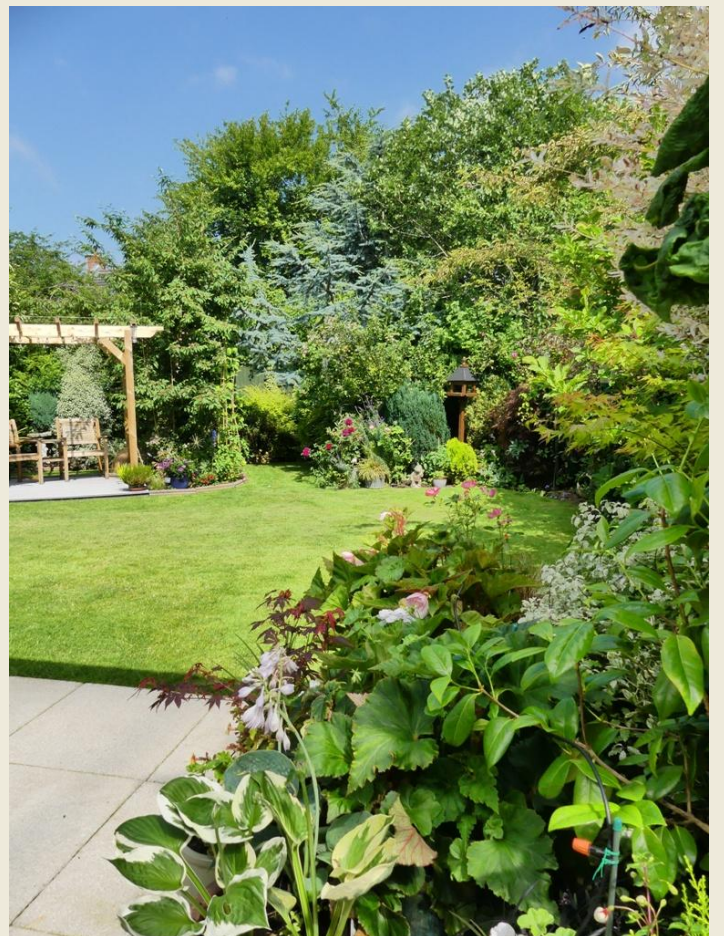
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#### FINANCIAL ADVICE

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\*\* 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.





FLOOR PLAN PENDING

Wright Marshall  
Estate Agents

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