



7 WALNUT CLOSE | HOUGH | CHESHIRE | CW2 5DG | OIRO £385,000



7 Walnut Close, Hough, Cheshire, CW2 5DG

An extremely well presented and distinctive four bedroom, three bathroom executive style detached house having been newly decorated & carpeted, conveniently situated in an attractive cul-de-sac of just seven properties in the village of Hough, within a short drive of the M6, A500, rail links and of course Nantwich. This modern detached property offers a wealth of accommodation over two floors. Constructed in 2008 the property has been built and maintained to a high standard.

Briefly comprising: Spacious entrance hall, cloaks/WC, Well proportioned expansive kitchen, dining, family room, living room, utility room, office/dining room, first floor landing, master bedroom suite with bedroom one, luxury ensuite shower room and walk in wardrobe, bedroom two and ensuite, bedroom three, bedroom four, family bathroom.

Integral double garage (with potential for conversion, if required subject to necessary consents).
Double width driveway and lawned rear garden with paved patio.

NO CHAIN





HOUGH

DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout take the fourth exit onto the declassified A500 (signed Shavington) and proceed to the village of Hough. The property will be located in the cul-de-sac on the left hand side.

HOUGH

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and 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 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 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 1 hr 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:-

SPACIOUS ENTRANCE HALL

Contemporary entrance door. Recessed ceiling spotlights. Radiator. Telephone point. Stairs rising to the first floor. Doors to cloaks/WC, dining room, living room and kitchen dining family room.

CLOAKS WC

Pedestal wash hand basin. Low level WC. Chrome ladder radiator/towel rail. Recessed ceiling spotlights. UPVC double glazed window to front.





LIVING ROOM





LIVING ROOM

An excellent well proportioned room boasting the addition of a stunning contemporary wall mounted electric fire. Two ceiling light points. Radiator. UPVC double glazed windows to rear. Central UPVC double glazed French doors. TV and telephone points.

FORMAL DINING ROOM / OFFICE / SNUG

Light and neutrally decorated with ceiling light point. UPVC double glazed windows to front. Radiator. TV and telephone points.



KITCHEN DINING FAMILY ROOM

An outstanding spacious family and entertaining room featuring a contemporary grey coloured kitchen with ample space for dining and relaxing. Well equipped with a range of grey coloured wall, base and drawer units, work surfaces with inset sink and mixer tap. Gas hob with extractor over. Part tiled walls. Eye level double electric oven/grill. Integrated dishwasher. Space for fridge freezer. Recessed ceiling spotlights. UPVC double glazed window to rear. UPVC double glazed French doors to the rear garden. Attractive tile floor. Two radiators. Wall mounted TV point. Extensive space for dining and relaxing. Door to utility room.

UTILITY ROOM

Work surface with inset stainless steel single drainer unit. Recessed ceiling spotlights. Tiled floor. Door leading to the double garage & door to side.





KITCHEN DINING FAMILY ROOM (ABOVE) & FAMILY BATHROOM (BELOW)





BEDROOM TWO & ENSUITE

FIRST FLOOR LANDING

Ceiling light point. Loft access to fully boarded loft with ladder and lighting.

FAMILY BATHROOM

Immaculately presented with a panel bath and shower over with glass screen. Concealed cistern WC. Wall mounted wash hand basin. Recessed ceiling spotlights. UPVC double glazed window to rear. Part tiled walls. Shaver point. Chrome ladder radiator/towel rail.

ENSUITE SHOWER ROOM

Corner shower cubicle with mains shower. Low level WC. Pedestal wash hand basin. Chrome ladder radiator/towel rail. Tiled walls. Recessed ceiling spotlights.



BEDROOM TWO

Ceiling light point. Radiator. TV and telephone points. UPVC double glazed window to front with a pleasant outlook. Door to ensuite.



BEDROOM THREE

Ceiling light point. Radiator. TV and telephone points. UPVC double glazed window.

BEDROOM FOUR

Ceiling light point. Radiator. UPVC double glazed window.



MASTER BEDROOM ONE

Incredibly well proportioned with a pleasant outlook to the front. Ceiling light point. Radiator. TV and telephone points. UPVC double glazed window to front elevation. Doors to Dressing Room & Ensuite Shower Room.

WALK IN WARDROBE / DRESSING ROOM

With lighting, hanging and shelving. Cupboard housing hot water cylinder.



SPACIOUS ENSUITE SHOWER ROOM

Spacious and light with large walk in shower cubicle being fully tiled where visible. Low level WC. Pedestal wash hand basin. Chrome towel rail/radiator. UPVC double glazed window to the front elevation. Note : there may be a possibility to have a bath installed if required (subject to any necessary consents).



EXTERIOR

The property stands at the head of a small & intimate cul de sac. Small garden frontage & paved pathway to the front entrance. Double width driveway. There is a spacious integral double garage with central brick pillar & inset recessed lighting. Pathway at the side of the property leading to the rear.

The rear garden is a delight, ideal for families and pets being fully enclosed, there is a spacious yet manageable lawned garden which benefits from a paved patio.

EPC RATING: C

COUNCIL TAX BAND: F

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. E-mail: 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.

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.

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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, 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.



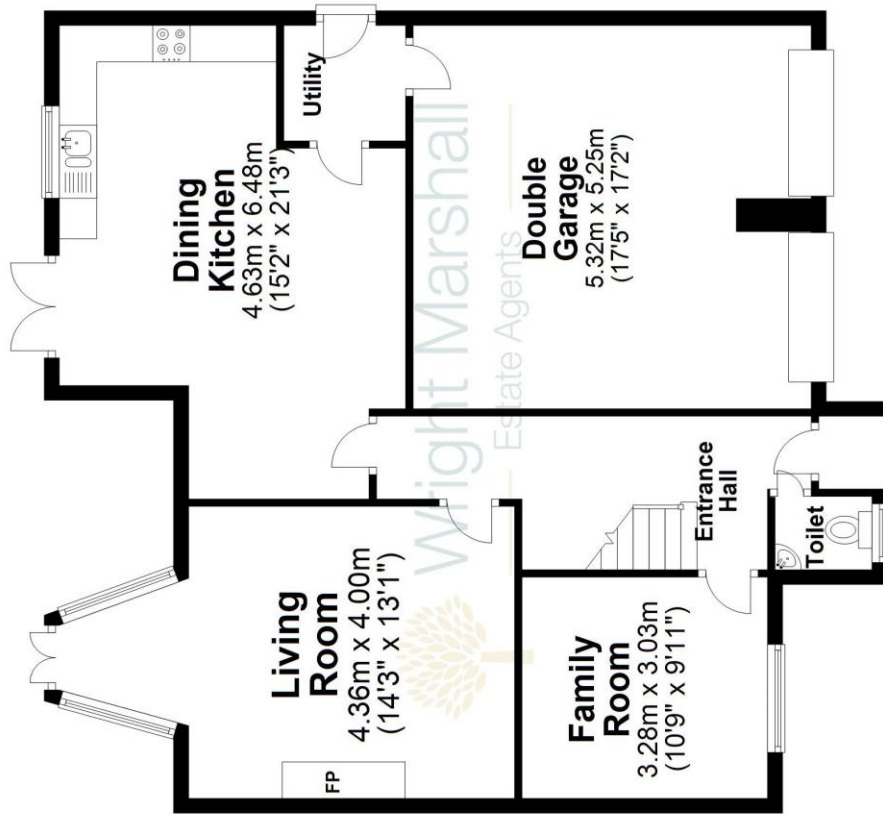
BEDROOM THREE & BEDROOM FOUR





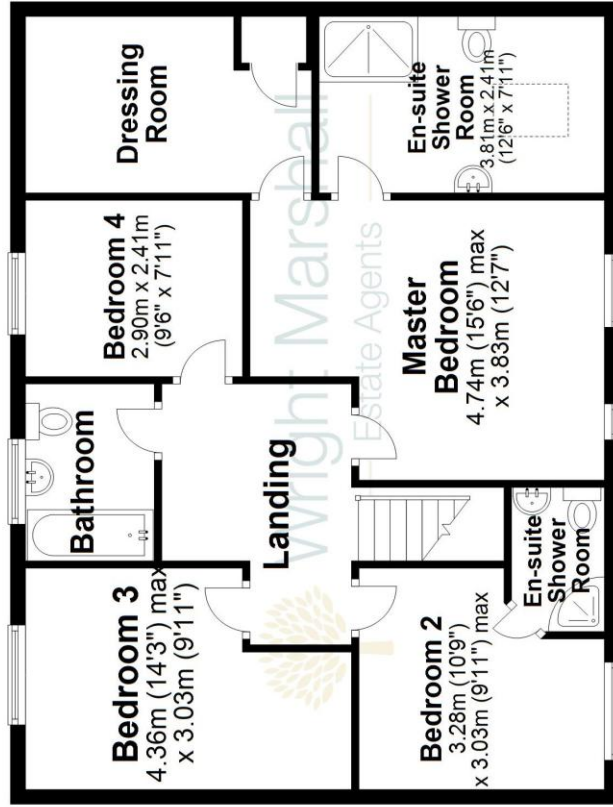
Ground Floor

Approx. 98.0 sq. metres (1054.8 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.7 sq. feet)



Total area: approx. 179.8 sq. metres (1935.5 sq. feet)

To scale only, not to size
Plan produced using PlanUp.