



18 BRAMBLE CLOSE | EDLESTON | NANTWICH | CHESHIRE | CW5 5XL | OIRO £409,000



# 18 Bramble Close, Edleston, Nantwich, Cheshire, CW5 5XL

**AN OUTSTANDING FREEHOLD PROPERTY IN AN EDGE OF DEVELOPMENT  
POSITION WITHIN WALKING DISTANCE OF THE TOWN &  
OVERLOOKING THE BEAUTIFUL CANAL**

Occupying an exceptional sought after edge of development location overlooking the canal & fields beyond, the exceptional & extremely attractive four (double) bedroom, two bathroom detached house of considerable appeal boasts family friendly accommodation, briefly comprising; Entrance Hall, Living Room, Kitchen Dining Family Room, Utility Room, Cloaks WC.

First Floor Landing, Master Bedroom One with magnificent far reaching views over the canal & fields beyond, Ensuite Shower Room. Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Pleasant rear garden, single garage & generous driveway.

Within walking distance of the town, canal, countryside & schools.

UPVC D.G. & Gas C.H.

**MUST BE VIEWED TO BE APPRECIATED**





#### DESCRIPTION

From the Agent's Nantwich office, continue along Hospital Street to the mini roundabout and take the 2nd exit onto Pratchetts Row, past Morrisons Supermarket, to the next roundabout. Take the 2nd exit onto Waterlode and proceed to the traffic lights, turning left onto Welsh row. Turn left into Queens Drive and take the left turn into Heron Way (Malbank Waters development).

Turn right into Mallard Avenue and continue following the road. Turn right into Bramble Close and with the canal in front of you, bear right continuing onto Bramble Close. The property will be observed on the right hand side.

#### 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.

#### NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.





#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Steel casement entrance door. Ceiling light point, radiator, wood effect flooring. Stairs rising to the first floor, door to the Living Room.





#### LIVING ROOM

An attractive room boasting a superb open outlook towards the canal & fields beyond to the front. Ceiling light point, TV point, radiator, under stairs storage cupboard. Door to the Kitchen Dining Family Room.





KITCHEN DINING FAMILY ROOM





### KITCHEN DINING FAMILY ROOM

Comprehensively well equipped with a chic contemporary range of pale grey soft close wall, base & drawer units featuring roll top work surface and inset sink unit with mixer tap. Integrated four burner gas hob with concealed extractor & stainless steel splash back. Eye level electric oven, dish washer & fridge freezer. Ceiling light point, recessed spot lights, radiator, wood effect flooring, highly attractive uPVC double glazing & French doors to the rear. Ample space for table, chairs & other furniture etc. Door to the Utility Room.





#### UTILITY ROOM

Roll top work surface with base cupboard. Ceiling light point, extractor fan, uPVC double glazed door to rear, wood effect floor, radiator, wall mounted gas central heating boiler. Door to Cloaks/WC.

#### CLOAKS WC

Low level WC, pedestal wash hand basin, uPVC double glazed window to the side, ceiling light point, radiator, continuation of flooring.



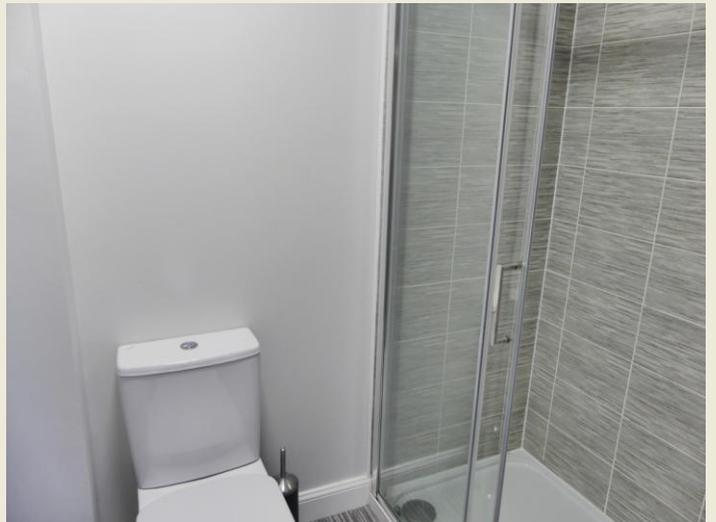
#### FIRST FLOOR LANDING

Ceiling light point, built in storage cupboard & additional cupboard with cylinder, smoke detector, loft access.



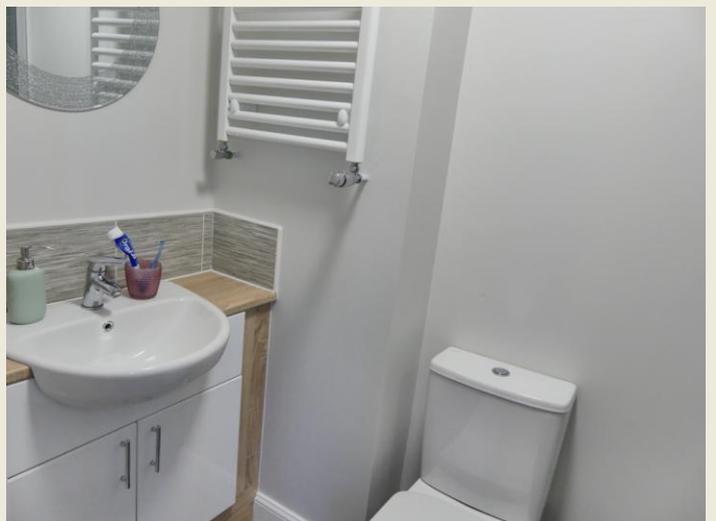
#### MASTER BEDROOM ONE

An incredibly spacious master bedroom with the most wonderful front aspect over the canal & fields beyond. Ceiling light point, radiator, TV & telephone points, uPVC double glazed bay window to front. Door to the Ensuite Shower Room.



#### ENSUITE SHOWER ROOM

Double size walk in shower (fully tiled where visible) with mains shower, low level WC, wash hand basin inset into base level cupboard unit with mixer tap & tile splash back, ceiling light point, extractor, wood effect floor, wall mounted ladder radiator/towel rail.





#### BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM FOUR

Ceiling light point, radiator, uPVC double glazed window with superb canal & field outlook to the front.





#### FAMILY BATHROOM

Panel bath with glass screen & shower over, ceiling light point, part tiled walls, low level WC, pedestal wash hand basin, radiator, wood effect flooring.

#### EXTERIOR

The property boasts manageable lawned gardens to the front & rear with spacious brick paved driveway to the front & single garage with up & over door. Timber gate to side leading to the lawned rear garden with excellent paved patio, being secure for children 7 pets with fencing to boundaries.

EPC RATING: B

COUNCIL TAX BAND: TBC

#### SERVICES

All mains water, drainage, gas and electric 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 & 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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#### 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.

#### 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 \*\*

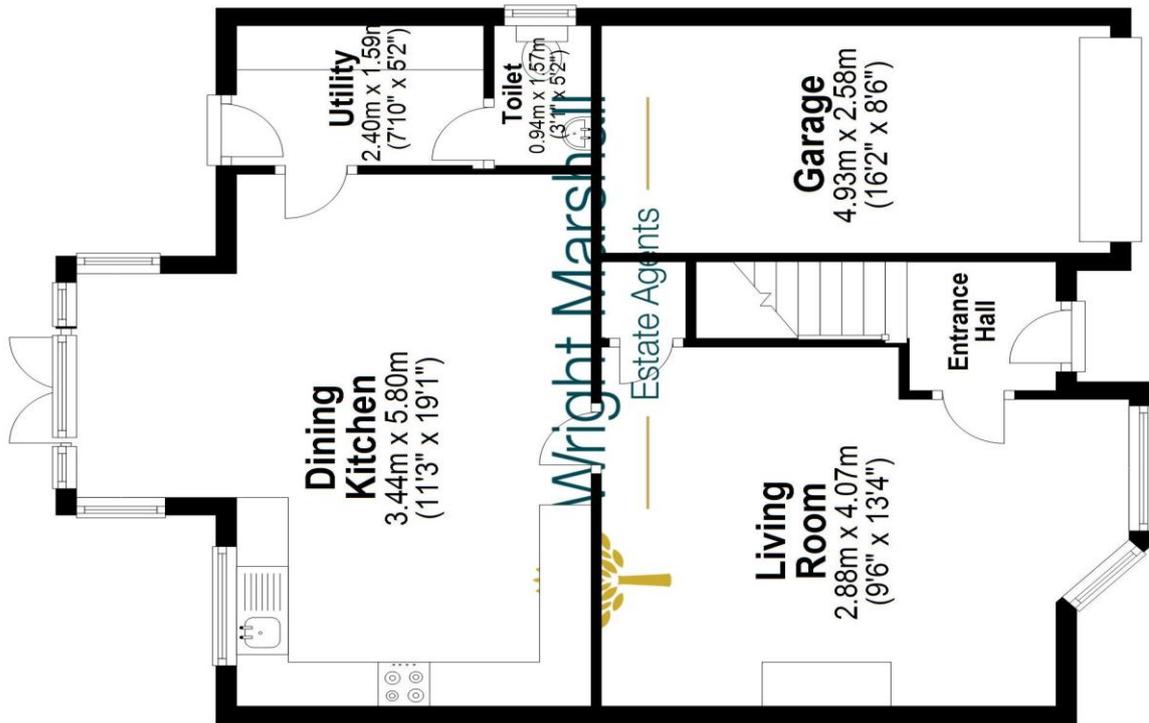
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





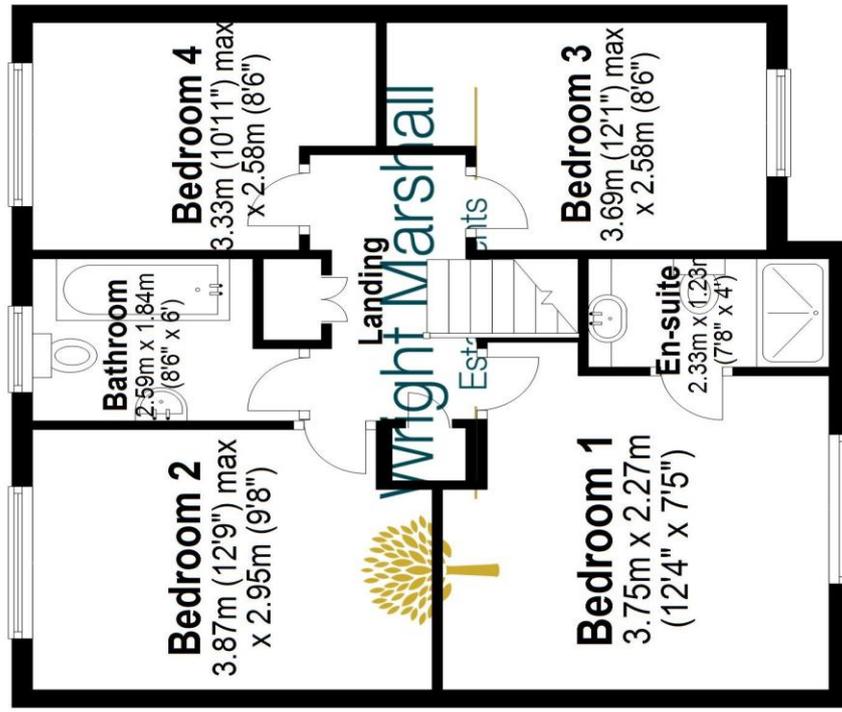
## Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.7 sq. feet)

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