



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Remodelled, extended and exuding an abundance of style and natural light throughout with generously proportioned rooms and a chic contemporary interior. The exceptional five bedroom, two bathroom detached house boasts wonderful stylish accommodation. Extensive driveway providing ample off road parking and wonderful lawned landscaped gardens to three sides.

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and proceed ahead to the roundabout. At the 'Churches Mansion' roundabout, take the first exit and at the next take the third exit onto Crewe Road. Continue along Crewe Road, passing the Peacock Pub/Hotel and continuing through the 'Wells Green' traffic lights. Turn right into Laidon Avenue and the property will be observed on a spacious plot to the left hand side.

DESCRIPTION

Remodelled, extended and exuding an abundance of style and natural light throughout with generously proportioned rooms and a chic contemporary interior. The exceptional five bedroom, two bathroom detached house boasting wonderful stylish accommodation briefly comprises; Spacious and elegant Entrance Hall with contemporary staircase, Cloaks/WC, chic open plan Living/Dining Room with feature central dual sided contemporary fireplace, Conservatory, expansive 'L' shaped Kitchen/Dining/Family Room with integrated appliances, Utility Room, Integral Garage. First Floor Landing, Master Bedroom Suite with spacious bedroom, Walk in Wardrobe and luxurious Ensuite Bathroom, Bedroom Two with Shower Room, Bedrooms Three and Four, Bedroom Five/Office, Family Shower Room. Extensive driveway providing ample off road parking and wonderful lawned landscaped gardens to three sides. uPVC double glazing and Gas Central Heating. The property, standing in an incredibly popular location must be viewed to be appreciated.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe. Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away. The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: admin@berkeley.cheshire.sch.uk.

Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

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.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Spacious and beautifully appointed with highly attractive entrance door, stunning herringbone style flooring, radiator, beautiful oak, glass and chrome staircase with chic carpet runner to painted stairs rising to the first floor.

CLOAKS/WC

Beautifully presented and fitted with white sanitary ware including low level WC, wash hand basin, recessed ceiling spotlights, uPVC double glazed window to the front, part tiled walls, radiator, continuation of hall flooring.

OPEN PLAN LIVING / DINING ROOM

A truly exceptional well proportioned and immaculately presented space filled with an abundance of natural light. Recessed colour changing lighting concealed by wall pelmet, large uPVC double glazed bay windows to the front elevation, TV and telephone points, stunning flooring, radiators, magnificent central dual side liquid fuel fired contemporary fire which makes a chic focal point, the dining area is a wonderful space with central light point, radiator and continuation of flooring. The conservatory leads from the dining area. Doors lead to the hall and kitchen/dining/family room.

CONSERVATORY

Boasting a fantastic garden aspect the conservatory is a pleasant place to relax and entertain.

KITCHEN / DINING / FAMILY ROOM

Rarely do you come across such a sublime contemporary and sociable kitchen/ diner with direct garden access via bi fold doors. Comprehensively well equipped, the stunning kitchen boasts soft grey wall, base and drawer units with beautiful white quartz work surfaces and up stands. Extremely large island unit with matching base level cupboards and white quartz work surfaces. Integrated appliances include: Two Neff slide & hide ovens, Neff 5 ring induction hob, Bosch dishwasher (approx 2 years ago), fridge freezer. Recessed ceiling spotlights, central light points over the island unit, uPVC double glazed bi fold doors to the rear elevation, stunning wood effect floor, open to the spacious family room and doors to the hall/living/ dining room and utility room.

UTILITY ROOM

INTEGRAL DOUBLE GARAGE

Up and over electric door, power, light and door to the utility room

FIRST FLOOR LANDING

Recessed ceiling spotlights, loft access.

MASTER BEDROOM SUITE

An incredibly spacious and stylish room with three ceiling light points, radiator, uPVC double glazed window to the front elevation, chic wood effect flooring, TV point, doors to the walk in wardrobe and ensuite.

WALK IN WARDROBE

Recessed ceiling lights, hanging provision

LUXURIOUS ENSUITE BATHROOM

Presented in a chic and classically modern style with large roll top bath with mixer taps upon timber supports, twin wash hand basins upon timber units, recessed ceiling spot lights, uPVC double glazed windows to the rear elevation, part tiled walls, attractive flooring, ladder radiator.

BEDROOM TWO

Well proportioned with a ceiling light point, uPVC double glazed window to the front elevation, radiator, TV point, attractive wood effect flooring. Open to the Shower room

SHOWER ROOM

Built in shower cubicle with mains shower (fully tiled where visible) and pivot door, ceiling light point, part tiled walls, wash hand basin built into base level unit, tiled recess shelf

BEDROOM THREE

Ceiling light point, uPVC double glazed window to the front elevation, TV point point, radiator, attractive wood effect flooring.

BEDROOM FOUR

Ceiling light point, uPVC double glazed window to the rear elevation with attractive garden aspect, radiator, attractive wood effect floor, built in wardrobe.

BEDROOM FIVE/ OFFICE

Ceiling light point, uPVC double glazed window to the rear elevation with pleasant garden outlook, radiator, attractive wood effect floor.

FAMILY SHOWER ROOM

Superb and contemporary with large fixed glass screen walk in shower with fully tiled walls and wall mounted mixer controls, low level WC, wash hand basin, recessed ceiling spotlights, uPVC double glazed window to the rear, ladder radiator, tiled floor.

EXTERIOR

The property stands on a generous plot, with large lawned gardens to the front and side with various shrubs. An ample driveway provides excellent off road parking whilst the garage provides additional parking and storage. There is side gated access to the generous landscaped garden with timber built in 'bar'. Space for a hot tub (the existing hot tub may be available by separate negotiation). Deep borders are stocked with specimen shrubs and trees, a gravelled area to the side of the property is currently used as a pet area however this could be utilised for storage etc.

EPC RATING : TBC

COUNCIL TAX BAND : E

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 AND PLANS

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.

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.

COPYRIGHT AND DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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. Edit | Delete