



'BLOSSOM HILL' 44 PARK DRIVE | WISTASTON | CHESHIRE | CW2 8EN | OIEO £500,000



# ‘Blossom Hill’, 44 Park Drive, Wistaston, Cheshire, CW2 8EN

An impressive and substantially improved Three Bedroom, Two Bathroom Detached true Bungalow boasting a magnificent oak framed Garden Room. Standing in delightful gardens the spectacular residence is exceptionally well appointed throughout and provides highly versatile accommodation. Briefly comprising:- Entrance Hall, Shower Room/WC, Breakfast Kitchen with appliances, Utility Room, Reception Room with wood burning stove opening to a superb Oak framed Garden Room, elegant Living room with original fireplace, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Stunning lawned garden to the front with charming picket fence and recently completed block paved driveway providing ample off road parking. Garage.

0.225 Acres (0.091 ha). Outstanding mature rear garden with raised lawn, stone walls and steps, paved patio areas and richly planted borders with established plants, shrubs and specimen trees. The property also has the potential to extend the existing accommodation into the loft space, subject to necessary consents.

Leaded UPVC double glazed windows. Gas fired central heating.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op store turn left into Church Lane & turn right into Park Drive where the superb property will be observed on the right hand side.

#### 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. 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.





**AGENTS NOTE:-**

Rarely does a contemporary home come to the market with such flair, elegance & attention to detail. The stylish home conceals from the front elevation, the space & exceptional decor throughout whilst the stunning landscaped garden offer a delightful space to relax in & cultivate. We strongly recommend the property to discerning buyers who are drawn to elegant & versatile interiors, in order to fully engage with the meticulously appointed residence on offer, standing in a charming slightly elevated position within one of 'old Wistastons' most desirable established roads.

**THE ACCOMMODATION:-**

With approximate dimensions comprises;

**ENTRANCE HALL**

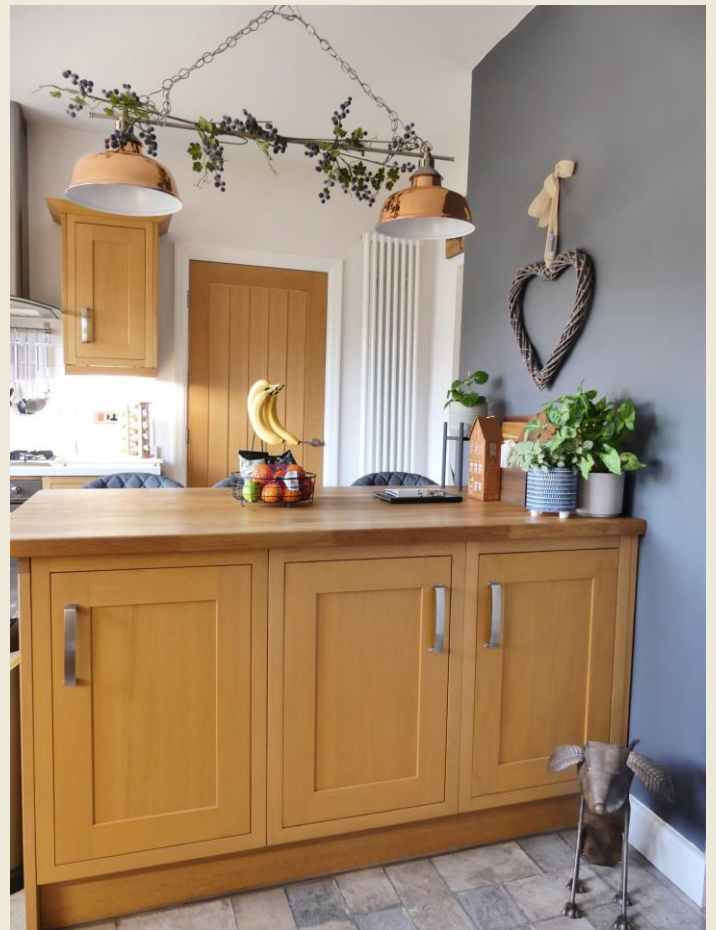
UPVC double glazed entrance door. Two ceiling light points.  
Two radiators and covers. Loft access. Built in airing cupboard.  
Coving. Wall light point. Telephone point.





### BREAKFAST KITCHEN

Oak fronted soft close wall and base units and drawers to four elevations. Pale coloured roll top laminate work surface. Breakfast unit with cupboards beneath and two ceiling light points over. Part tiled walls. Under unit lighting. Inset 1.5 bowl sink unit and mixer tap. TV aerial point. Large UPVC double glazed leaded window to front elevation. Two additional ceiling light points. **FITTED APPLIANCES INCLUDE :** Smeg electric oven/grill with Belling 5 burner gas hob and fixed extractor over. Integrated dishwasher. Fridge and washing machine. Base level Worcester gas fired central heating boiler. Door to Utility Room. Open to Reception Room.



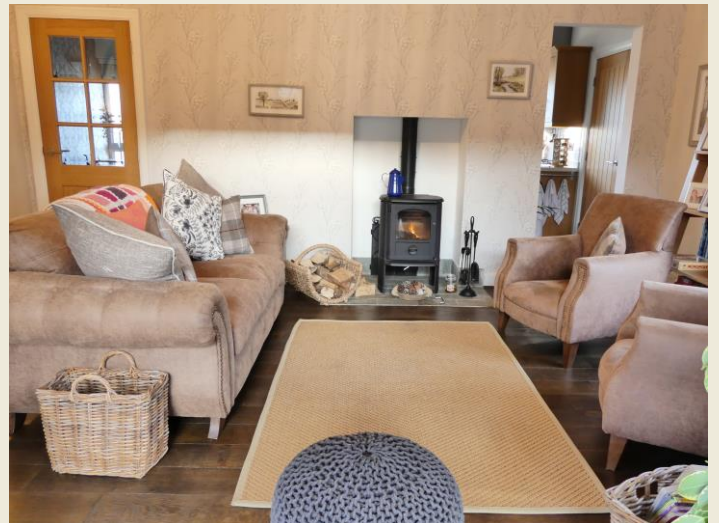


**UTILITY ROOM**

Comprising roll top laminated work surface. Space and plumbing for washing machine and space for tumble dryer. UPVC double glazed window to the front and rear. UPVC double glazed door to the rear. Door to the garage.

**FAMILY / DINING (RECEPTION) ROOM**

Presently used as a delightful Sitting Room featuring a ceiling light point. Coving. UPVC double glazed window to side elevation. Two radiators and covers. Solid oak floor. Opening to Kitchen. 'Morso' wood burning stove convector upon stone hearth. Open to Garden Room.





#### OAK FRAMED GARDEN ROOM

An impressive and beautifully presented oak framed Garden Room with vaulted ceiling, purlins and truss. Double doors to side elevation. Full height windows. Two ceiling light points. Two wall light points. Slate floor with underfloor heating.





#### LIVING ROOM

Elegantly appointed and enjoying a delightful garden aspect. Four wall light points. Coving. UPVC double glazed French doors and side lights to rear elevation. TV aerial point. Art Deco style fireplace with coal effect gas fire and tiled hearth. Two radiators and covers. Part glazed door to Hall.







#### BEDROOM ONE

Ceiling light point. Coving. Large leaded UPVC double glazed bay window to front elevation. Radiator. TV aerial point.

#### BATHROOM

Comprising elegant roll top slipper bath. Low level WC and pedestal wash hand basin. Ceiling light point. UPVC double glazed window to front elevation. Part tongue and groove wall panelling. Laminate flooring. Two wall light points. Extractor fan.





#### BEDROOM TWO

Ceiling light point. Coving. Radiator. Large UPVC double glazed window to rear elevation with beautiful view of the garden. TV aerial and telephone points. Built in wardrobe.

#### BEDROOM THREE / OFFICE

Ceiling light point. Coving. Radiator. UPVC double glazed window to side elevation. Built in double wardrobe. Telephone point.





#### SHOWER ROOM / WC

Comprising corner shower cubicle with shower. Low level WC. Pedestal wash hand basin. Ladder radiator. Ceiling light point. Extractor fan. Part tongue and groove wall panelling. Two UPVC leaded double glazed windows to front elevation. Laminate flooring.

#### EXTERIOR

See attached plan edged red - 0.225 Acres (0.091 ha). Vegetable plot with picket fencing and greenhouse. Various herbaceous borders. Specimen evergreen trees and shrubs. Paved pathways. Lawned garden to rear.



#### ATTACHED GARAGE

With door from rear porch with power and light. Bespoke sliding 'Tri-Fold' solid wood garage door. Window to side elevation. Side gates. Paved driveway to front with deep borders and lawned garden. NOTE: The garage remote is available by negotiation.

#### EPC RATING: D

#### 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. 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 & 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.

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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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

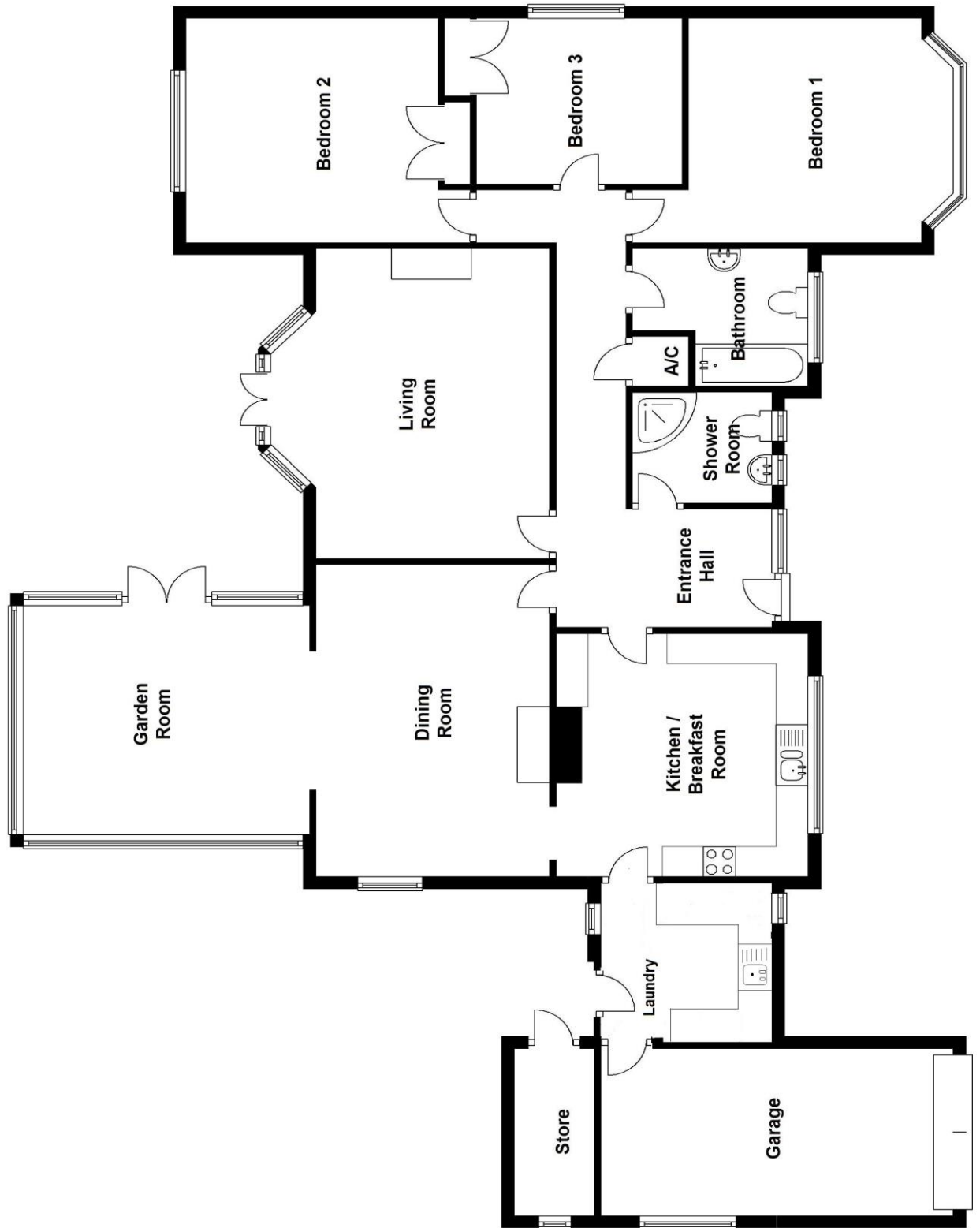
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







Ground Floor



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Estate Agents

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