



10 WILDERHOPE CLOSE | WISTASTON | CHESHIRE | CW2 6TZ | OIRO £345,000



10 Wilderhope Close, Wistaston, Cheshire, CW2 6TZ

An exceptionally spacious and versatile four bedroom, two bathroom detached family house discreetly nestled in a superb position at the head of an established cul de sac in a sought after residential locality.

The highly versatile accommodation briefly comprises; Entrance Hall, Cloaks/WC, Living Room, Dining Room, Conservatory, Kitchen opening to Breakfast Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, superbly appointed Shower Room.

Approached over a spacious double width driveway leading to the attached double garage.

UPVC double glazing & electric central heating.

Impeccable lawned front garden with stunning planting.

The incredibly spacious rear garden is a wonderful private haven being predominantly laid to lawn with patio, fruit trees, vegetable beds & boasting a wealth of shrubs, plants & trees throughout.

VIEWING HIGHLY RECOMMENDED





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. Continue through the Wells Green traffic lights and proceed towards Crewe. Turn right into Laidon Avenue & turn left into Fuller Drive. Turn right into Westbury Drive then take the left turn into Wilderhope Close where the property will be observed at the head of the cul de sac.

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 School is a approx 30 minutes walk away & Berkeley Primary School and Nursery is much closer being approx 5 minutes 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

Highly attractive entrance door with glazed pane. Ceiling light point. Built in cupboard beneath stairs rising to the first floor.

CLOAKS WC

Low level WC, wash hand basin, light point, radiator.

LIVING DINING ROOM

A pleasant room enjoying a view over the front garden. Ceiling light point, ceiling coving, UPVC double glazed window to the front elevation, radiator, decorative fireplace with gas fire upon marble hearth. TV and telephone points. (The gas meter has been removed so although there is a gas fire in the Living Room it cannot be used but lights up for effect only).

FORMAL DINING ROOM

An attractive & well proportioned room with ceiling light point, ceiling coving, radiator, pleasant wood effect flooring. Double glazed sliding patio doors to the Conservatory.

CONSERVATORY

Boasting wonderful garden views, the conservatory features a pitched & hipped roof with ceiling light point/fan, Electric (automatic) roof light. Tiled floor, wall mounted heater, UPVC Double glazed windows & double opening doors to the garden.





KITCHEN OPENING TO BREAKFAST ROOM

Well equipped & distinctive with a range of red coloured wall, base & drawer units featuring a base level peninsula & attractive work surfaces with inset stainless steel sink unit & mixer tap.
 Ceiling light point, uPVC double glazed window to the rear with superb view over the garden, part tiled walls, attractive flooring.
 Eye level electric oven / grill, induction hob with extractor over. Space & plumbing for washing machine and dishwasher. Shaped opening to the Breakfast Room.

BREAKFAST ROOM

Ceiling light point, Upvc double glazed window & door to the rear elevation providing access to the garden, radiator, attractive wood effect flooring.





FIRST FLOOR LANDING

Ceiling light point, ceiling coving, uPVC double glazed window to the side.

ENSUITE SHOWER ROOM

Shower cubicle, WC, wash hand basin, ceiling light point, uPVC double glazed window to the side, attractive flooring, radiator.



BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window. Range of fitted wardrobes with mirror fronted sliding doors.

MASTER BEDROOM ONE

Spacious and well appointed there is ample storage by way of a range of fitted mirror fronted wardrobes. Ceiling light point. Radiator. UPVC double glazed window to the front with pleasant outlook. Door to the En-Suite.





SHOWER ROOM

Extremely well appointed with a spacious corner shower featuring curved doors (fully tiled where visible) with an electric shower. Low level WC, pedestal wash hand basin, fully tiled walls & attractive flooring, light points, uPVC double glazed window to the side, radiator.

BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM FOUR

Ceiling light point, radiator, uPVC double glazed window.

EXTERIOR

The property stands in an incredibly desirable wider than standard plot, in a wonderful head of cul de sac position. Within the 'Fuller Drive/Laidon Avenue' development, the properties can enjoy generous gardens. The garden at this super property is certainly larger than standard and is just beautiful.

Being well established, there is a beautiful front garden being laid to lawn with a richly planted border.

An impressive & extensive Tarmac driveway with feature brick detailing provides a vast amount of parking for several vehicles with ample space for a caravan or motorhome for example.

ATTACHED DOUBLE GARAGE with 2 up & over doors, power & light.

The rear garden offers a private haven which has been enhanced & cultivated by the present owners. Predominantly lawned, there is a good size patio, richly stocked borders, vegetable beds, fruit trees & a greenhouse. Courtesy lighting. There are trees beyond the property which provide excellent screening & allow private enjoyment of the garden. Side gate.

SOLAR PANELS

There are solar panels fitted to the rear of the roof at the property. For further information please contact the office.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Electric central heating (recently installed boiler). Solar panels.

Gas is connected to the house but the meter has been removed.

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

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 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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"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.

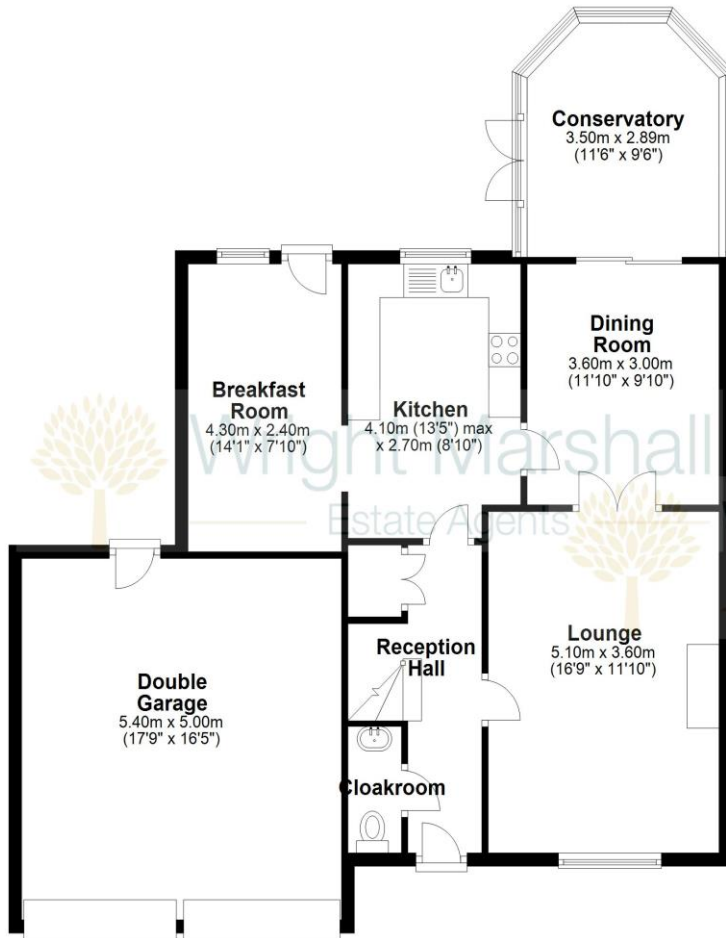






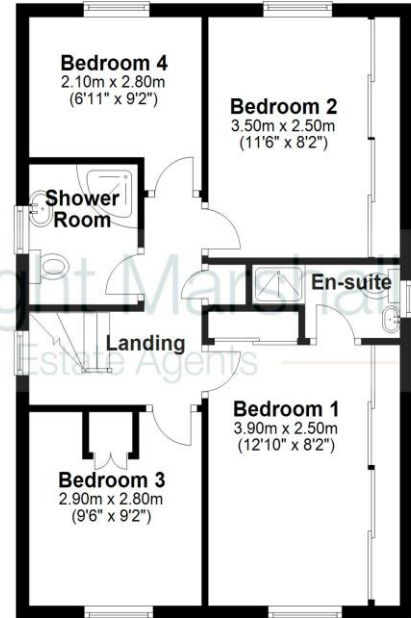
Ground Floor

Approx. 99.6 sq. metres (1071.7 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



Total area: approx. 150.7 sq. metres (1622.5 sq. feet)

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