



536A CREWE ROAD | WISTASTON | CHESHIRE | CW2 6PS | OIRO £595,000



536A Crewe Road, Wistaston, Cheshire, CW2 6PS

An exceptionally spacious and versatile individually designed and built detached family house discreetly nestled in a private position.

Approached over a driveway leading to double gates and the large parking area beyond.

The outstanding high versatile accommodation briefly comprises;

Reception Hall, Cloaks/WC, splendid Living Dining Room, Sitting/formal Dining Room, Breakfast Kitchen, Utility Room, Office, Playroom.

Galleried First Floor landing, Master Bedroom One with range of fitted wardrobes and luxurious recently fitted high specification En-suite Bath and Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, superbly appointed luxurious family Bathroom.

Attached Double Garage with extensive parking.

Recently replaced UPVC double glazed 'Anthracite' coloured windows and gas central heating.

Lawned front garden and outstanding south facing lawned rear garden with patio.

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. The entrance approach to the property is located opposite the turn for Broughton Lane. Proceed along the cobbled drive to the side of the character property facing Crewe Road where a gate will be observed & continue to the double opening entrance gates which open to the large driveway.

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.





APPROACH TO THE PROPERTY





THE ACCOMMODATION:-

With approximate dimensions comprises;

RECEPTION HALL

Chic highly attractive contemporary entrance door with side panes. Courtesy exterior lighting. A stunning hallway with impressive full height ceiling and view up to the galleried landing. Light points, highly attractive Karndean floor. Radiator. Stairs rising to the first floor with open space beneath.

CLOAKS WC

Low level WC. Pedestal wash hand basin with tiled splashback. Ceiling light point. UPVC double glazed window. Radiator. Continuation of flooring.





SPACIOUS LIVING DINING ROOM

An incredibly spacious room offering extensive versatile space and benefitting from a dual aspect, ceiling coving. Wall light points. UPVC double glazed window. Radiators. Decorative fireplace with open fire and marble hearth. TV and telephone points. Attractive parquet floor. UPVC double glazed French doors to the rear garden with inset blinds. Double doors to the reception hall and double opening doors to the sitting/formal dining room.





SITTING / FORMAL DINING ROOM

Being highly versatile the attractive room feature ceiling coving. Wall light points. TV point. Radiator. UPVC double glazed French doors with inset blinds. Continuation of parquet flooring. Door to the Breakfast kitchen.



BREAKFAST KITCHEN

Exceptionally well appointed with a wonderful range of high quality wall, base and drawer units. Chic black granite work surfaces and upstands with under mounted white ceramic sink unit and mixer tap. Recessed ceiling spotlights. UPVC double glazed window to the rear enjoying a pleasant garden outlook. Eye level electric double oven/grill, integrated dishwasher, gas hob with chimney style extractor over. Breakfast peninsula with cupboards beneath and wall mounted cupboards over, integrated fridge freezer, radiator. Beautiful Karndean flooring. Doors to the utility room and hall.

UTILITY ROOM

Complimentary wall and base level units. Black granite effect work surface with inset stainless steel single drainer sink unit and mixer tap. Recessed ceiling spotlights. UPVC double glazed windows. Radiator. Space and plumbing for washing machine and tumble dryer. Door to the rear. Door to the garage.





BREAKFAST KITCHEN



OFFICE / PLAYROOM

Ceiling light point. Radiator. UPVC double glazed window to the front with pleasant outlook. Telephone point. Karndean floor.





GALLRIED FIRST FLOOR LANDING

An incredibly pleasant landing featuring a view over the hallway. Wall light points. UPVC double glazed window to the front. Loft access.

MASTER BEDROOM ONE

Spacious and well appointed there is ample storage by way of a range of fitted wardrobes. Ceiling light point. Radiator. Two UPVC double glazed windows to the rear. TV point. Door to the En-Suite.

LUXURIOUS BATH & SHOWER ROOM

Outstanding having been recently installed and featuring sleek German sanitary ware. Contemporary styling with discreet lighting, the beautiful en-suite comprises bath with tiled fronted, oversize walk in shower with fixed glass screen, vertical feature tiling, mains shower and wall mounted controls. Concealed cistern wall mounted WC. Chic wall mounted sink unit with mixer taps. Slick recessed lighting and graphite coloured gloss cupboard doors beneath to the storage unit. Recessed ceiling spotlights. UPVC double glazed window to the rear. Highly attractive wood effect tiled floor. Chrome ladder radiator/towel rail.







BEDROOM TWO

(Double) Ceiling light point. Radiator. Two UPVC double glazed windows to the front and side.

BEDROOM THREE

(Double) Ceiling light point. Radiator. UPVC double glazed window to the rear with pleasant garden view. Fitted wardrobes.



BEDROOM FOUR

(Double) Ceiling light point. Radiator. UPVC double glazed window.

LUXURIOUS FAMILY BATHROOM

Outstanding having been recently installed and featuring sleek German sanitary ware. Contemporary styling with discreet lighting, the beautiful en-suite comprises bath with tiled fronted, oversize walk in shower with fixed glass screen, vertical feature tiling, mains shower and wall mounted controls. Concealed cistern wall mounted WC. Chic wall mounted sink unit with mixer taps. Slick recessed lighting and graphite coloured gloss cupboard doors beneath to the storage unit. Recessed ceiling spotlights. UPVC double glazed window to the rear. Highly attractive wood effect tiled floor. Chrome ladder radiator/towel rail.



EPC RATING: C

COUNCIL TAX BAND: TBC

EXTERIOR

The property stands in an incredibly discreet position well set back behind character properties on Crewe Road. The entrance approach itself is an access driveway which the occupiers of the property have a right of access to use, and features a cobbled initial driveway with gate, and track approach thereafter which leads to the double opening timber gates at the property itself. Brick walls define the boundaries & there is an incredibly spacious gravel driveway with space for numerous vehicles.

Side access paths to the rear.

Shaped lawned front garden with paved entrance pathway & covered terrace area.

The rear garden is a wonderful generous South facing lawned garden in two levels with a large paved patio / entertaining area. There are mature shrubs & trees, and in all, the rear enjoys a high degree of privacy. (Space for hot tub).



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

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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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.





Total area: approx. 212.8 sq. metres (2290.3 sq. feet)

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