



10 PRINCESS DRIVE | NANTWICH | CHESHIRE | CW5 6JL | OFFERS OVER £335,000



10 Princess Drive, Nantwich, Cheshire, CW5 6JL

A truly outstanding quality town centre home standing in an incredibly popular cul de sac location.

Exceptional, chic, elegant & wonderfully spacious.

This fine extended & fully renovated Three Bedroom, Two Bathroom Semi Detached True Bungalow stands in a most desirable mature cul de sac position within a sought after locality within the town.

The outstanding naturally light & meticulous accommodation has been superbly reconfigured with beautiful specification & fittings throughout.

Garden to front with driveway & fabulous surprisingly spacious landscaped low maintenance rear garden with entertaining patios etc.

UPVC D.G. & GAS C.H.

NO CHAIN – EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Continue ahead along Crewe Road where the property will be observed on the right hand side.
NOTE: The property is within easy walking distance of the town centre. Proceed along Crewe Road and turn left into Mount Drive and turn right into Princess Drive. Bear left and the stunning property will be observed on the right hand side.

NEARBY NANTWICH TOWN

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;

PORCH

UPVC double glazed window and door.

ENTRANCE HALL

Spacious and impeccably appointed with UPVC double glazed entrance door. Chic contemporary light point, beautiful herringbone wood floor, contemporary black vertical radiator. Doors opening to the Master Bedroom, Bedroom Two, Bedroom Three/Sitting Room and Shower Room. Beautiful contemporary oak and glazed double opening doors to the exceptional Kitchen Dining Family Room.



KITCHEN DINING FAMILY ROOM

Outstanding both in space and style, the magnificent room affords a wonderful view of the garden and is the perfect backdrop for both relaxing and entertaining. The glorious high ceiling creates an atmospheric living dining area with ceiling light points, wall light points, wall mounted TV point, full width UPVC double glazed sliding doors, continuation of the beautiful herringbone wood floor, chic and practical hand built corner seating. Opening to Kitchen, which is of an excellent size it is comprehensively fitted with a highly attractive range of beautiful soft grey green base cupboards and drawers with 'on trend' handles. Contrasting solid wood worksurfaces with under mounted Belfast style sink and mixer tap, glazed wall cabinet and additional wall cupboard over eye level electric double oven. Integrated dishwasher. Electric hob with sleek black splashback and match black extractor hob over, large UPVC double glazed window to the rear, attractive tiled floor, space for large fridge freezer, black contemporary vertical radiator. Door to the Utility Room.





effect rolled top surface and inset single stainless steel unit with mixer tap, space and plumbing for washing machine, space for additional base level appliance, highly attractive tiled floor.

visible. Pedestal wash hand basin with black mixer tap, low level WC, light point, black wall mounted radiator, tiled floor.





MASTER BEDROOM ONE

An outstanding generously proportioned space with ceiling light point, UPVC double glazed window to the front and smaller window to the side elevation, wall light points, radiator, highly attractive painted wall panelling. Door to the Ensuite.

ENSUITE BATH & SHOWER ROOM

Impeccably appointed, being fitted with a corner shower featuring black fittings and being fully tiled where visible, panel bath. Light point, UPVC double glazed window to the side elevation, elegant wash hand basin upon painted base cupboard and fitted with a black mixer tap, radiator, highly attractive flooring.





BEDROOM TWO

Well proportioned with ceiling light point, UPVC double glazed window to the front elevation, radiator, wall light points.



BEDROOM THREE / SITTING ROOM

A versatile room which could easily be used as a sitting room or home office etc. Ceiling light point, radiator, tall UPVC double glazed window to the rear.







EXTERIOR

Whilst the interiors of the property have been superbly remodelled, there has also been great care taken with the exteriors also. Approached over an ample tarmacadam driveway with attractive brick edging and diamond shaped details. There is a pleasant lawn behind a low wall and features several shrubs. Pathway to the front entrance and timber gate to eh side leading into the rear garden. Landscaped with ease of maintenance in mind, the rear garden boasts sleek design and the benefit of not being overlooked to the rear. Good size lawn with planted border. Extensive pale grey tiles have been fitted to create a wonderful large entertaining and seating patio area, pathway to a further patio area. Timber shed. The rear garden is surprisingly large and could easily be further planted/cultivated if required.

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains water, gas, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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

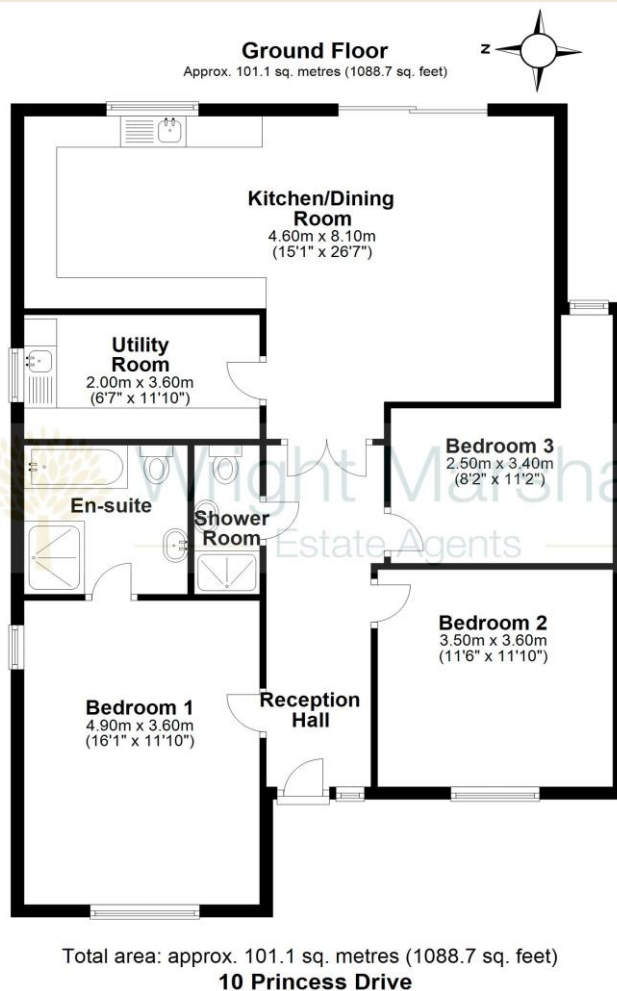
The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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.

COPYRIGHT & 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.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk