



45 WEAVER BROOK WAY | WRENBURY | CHESHIRE | CW5 8FS | OIRO £340,000





# 45 Weaver Brook Way, Wrenbury, Cheshire, CW5 8FS

An incredibly attractive Three Bedroom Double Fronted Detached House, built by Bovis in 2018 and situated on a wonderful corner plot within the charming village of Wrenbury.

Boasting well appointed naturally light accommodation, which briefly comprises; Entrance Hall, Utility/Cloaks WC, Kitchen Diner with French doors to the garden, Living Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

Detached single garage & Tarmacadam tandem driveway.

Wonderful richly stocked corner plot gardens.

UPVC D.G. & Air source central heating.







## WRENBURY VILLAGE

### DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village, past the School on the right hand side. Continue towards the pretty village green and continue towards the canal. The entrance to the pleasant rural development will be observed on the left hand side, continue following the road & the property will be observed on the left hand side.

### WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

### 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.







#### AGENTS NOTES:

'Marbury Meadows' is a delightful new development situated within the popular village of Wrenbury. Built in 2018, the charming detached, double fronted house benefits from the remainder of an NHBC guarantee (approx 8yrs)

The nominal management fee of approx £20 pcm ensures the preservation and maintenance of the development including the 'country park area' on the outskirts of the development which is currently under construction and which will shortly be under the ownership of the residents themselves.

For prospective purchasers who are keen to buy a property with energy efficiency in mind, an air source heating system is fitted which has been recently serviced (being under guarantee for approx 3 yrs). There is the potential to add a garden room, if required & subject to any necessary consents.

\* Please note, the floor plans are a mirror image of the property layout itself \*

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

(10'0" x 7'1") An entrance with a canopy porch, ceiling light point, radiator, stairs rising to the first floor. Doors through to the utility room, cloaks/WC, Living room and kitchen diner.

#### UTILITY / CLOAKS / WC

(7'1" x 5'10") Fitted with a concealed cistern WC, wash hand basin, ceiling light point, uPVC double glazed window, part tiled walls and radiator.

Door to built in cupboard housing the air source heating tank, base level cupboard with integrated washing machine with roll top laminate work surfaces.





#### KITCHEN DINER

(17'10" (max into bay) x 11'8" (max into recess)) An excellent, well appointed and naturally light space. The kitchen is comprehensively well equipped with a range of white coloured wall, base and drawer units to three elevations, incorporating roll top laminate works surfaces and inset 1 1/2 bowl stainless steel sink unit and mixer tap. Electric hob with extractor over and attractive splash back, eye level double electric oven and grill, integrated dishwasher and fridge/freezer, recessed ceiling spot lights, uPVC double glazed window to the rear and French doors, tiled floor, ample space for table and chairs, uPVC double glazed box bay window to the front, radiator,







### LIVING ROOM

(18'2" (max into bay)" x 10'8") Naturally light and well proportioned with ceiling light point, two double glazed windows to the side and a uPVC double glazed box bay window to the front, two radiators, TV and telephone point.





#### FIRST FLOOR LANDING

With a ceiling light point, smoke detector, loft access and uPVC double glazed windows.







#### MASTER BEDROOM ONE

(12' 0" x 11' 6" (max into bay)) With a ceiling light point, radiator, uPVC double glazed window to the front, TV point and door leads through to the Ensuite.

#### ENSUITE SHOWER ROOM

(6'9" x 4'9") Fitted with a large walk in shower cubicle with sliding door and mains shower (fully tiled where visible), concealed cistern WC, wash hand basin with mixer tap, recessed ceiling spotlights, part tiled walls, tiled floor, uPVC double glazed window to the side.







#### BEDROOM TWO

(11' 0" x 10' 9" (max into bay)) With a ceiling light point, radiator, uPVC double glazed window to the side and box bay window to the front, TV point.

#### BEDROOM THREE

(10' 11" x 6' 9") With a ceiling light point, radiator, uPVC double glazed window to the side.







#### FAMILY BATHROOM

(6'7" x 6'2") Fitted with a double ended panelled bath with shower screen and mains shower, central mixer taps over the bath, (fully tiled where visible), wall mounted wash hand basin, recessed ceiling spotlights, part tiled walls and tiled floor, uPVC double glazed window to the rear.

#### GARAGE

(18'11" x 9'1") With an up and over door, power and light, various storage units.

#### EXTERIOR

The property enjoys an enviable corner plot position within a delightful quiet cul-de-sac with are quaint views towards the fields. The front garden is incredibly pretty, being richly planted and featuring swathes of shrubs and plants. The rear garden is also beautiful with various tropical and architectural plants with a decked patio seating area, raised vegetable plots and soft fruit bed. The is also a paved patio, side gate and cold water tap.

EPC RATING: B

COUNCIL TAX BAND: D

#### SERVICES

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

#### 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.

#### 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.





#### 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, CV5 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.





