



106 STOCK LANE | WYBUNBURY | CHESHIRE | CW5 7EX | OIRO £350,000



106 Stock Lane, Wybunbury, Cheshire, CW5 7EX

An outstanding and unbelievably spacious three bedroom, three bathroom detached dormer bungalow of considerable size and boasting superb versatile accommodation.

Enjoying a wonderful position with a pleasant outlook to the front.
Briefly comprising; Porch, Reception Hall, Living room, Conservatory, Kitchen, Dining Room, Utility Room, Bedroom One, Bathroom, Integral Garage. First Floor Landing, Bedroom Two with Ensuite Shower room, Bedroom three and Ensuite Shower Room.

Attractive 'in and out' driveway. Outstanding good size lawned garden with an excellent patio.
UPVC double glazing and gas central heating.

The extremely spacious & versatile semi rural home deserves & requires prompt viewing.





DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed to the traffic lights. Turn right into Stock Lane & the property will be observed on the right hand side.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding. It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk

Pre-School, direct dial mobile tel no. 07890 906250, email:

wybunburypreschool@hotmail.co.uk

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

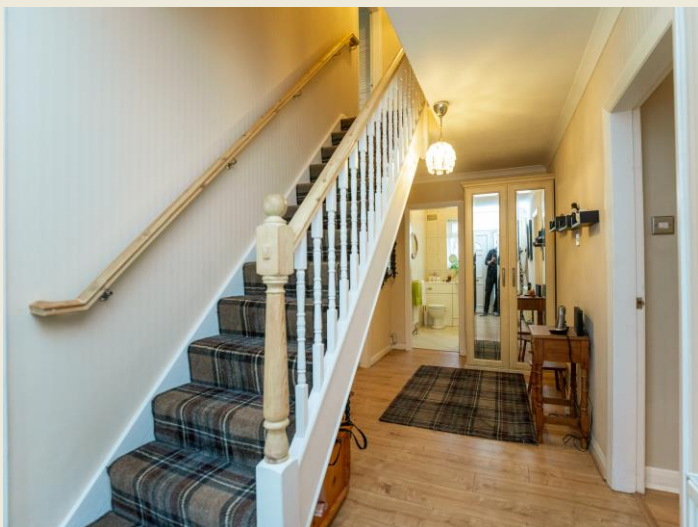
UPVC double glazed entrance door. Window to the front elevation.

RECEPTION HALL

Glass panes to the sides of the UPVC double glazed door. Ceiling light point. Ceiling coving. Radiator. Highly attractive wood effect flooring. Stairs rising to the first floor.

LIVING ROOM

An extremely well appointed room with ceiling light point. Ceiling coving. Radiator. UPVC double glazed sliding doors to the conservatory. Highly attractive fireplace with gas 'wood burning effect stove' upon a distinctive shaped hearth and with a chic timber inset mantel over. TV point.





CONSERVATORY

Wonderfully spacious and enjoying a pleasant view of the garden. Pitched and hipped roof. Light point. Attractive flooring. Double opening doors to the garden. Numerous windows.

KITCHEN

Spacious and superbly well appointed. Being comprehensively well equipped, there are numerous wall, base and wall cupboards. Sleek work surfaces with inset ceramic sink unit and contemporary mixer tap. Ceiling light point. Ceiling coving. UPVC double glazed window to the rear with a delightful garden view. UPVC double glazed window to the side. Radiator. Highly attractive flooring. Range cooker with gas hob and electric ovens. Extractor canopy over. Space for tall fridge freezer. Space and plumbing for dishwasher. UPVC double glazed door to the utility room. Arched opening to the dining room.





DINING ROOM

Beautifully decorated. Ceiling light point. Ceiling coving. UPVC double glazed window to the front elevation. Radiator. Stunning flooring.

UTILITY ROOM

Cupboard storage. Ceiling light point. Built in cupboard. UPVC double glazed window to the side. Doors to the integral garage. Door to the garden.

BATHROOM

Bath (recently installed) with dual controls and glass door. Shower over. Concealed cistern. Wash hand basin inset into cupboard unit. Ceiling light point. Fully tiled walls. UPVC double glazed window to the rear. Tiled floor. Radiator.



BEDROOM ONE

(Presently used as a hobby room / studio). Ceiling light point. Ceiling rose. Ceiling coving. Radiator. UPVC double glazed window to the front elevation. Fitted storage with sliding mirror fronted door.



BEDROOM ONE (ABOVE & BELOW)



FIRST FLOOR LANDING

Ceiling light point. Doors to bedrooms two and three. Built in cupboard.

BEDROOM TWO

Presently used as the master bedroom. The impeccable spacious and well appointed room features a ceiling light point. Loft access. Twin built in cupboards. UPVC double glazed window to the side. Radiator. Door to the ensuite.

ENSUITE SHOWER ROOM

Sleek and contemporary in design featuring low level WC. Wall mounted wash hand basin. Light point. Glass screen and walk in shower with fully tiled walls and recessed shelf. Chrome ladder radiator/towel rail. UPVC double glazed window. Tiled floor.





BEDROOM TWO (ABOVE)

BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window. Fitted wardrobes. Cupboards and drawers. Door to the ensuite.



ENSUITE SHOWER ROOM

Shower cubicle. Low level WC. Wash hand basin. Ceiling light point. Tiled walls and floor. Radiator. Built in wardrobe.

INTEGRAL GARAGE

Up and over door. Power and light.

EXTERIOR

The property stands in an excellent plot within the highly regarded village of Wyburnury. Enjoying a delightful semi rural outlook to the front. There are shaped shrubs to the front with a low brick wall. There is an established 'Wisteria' to the front elevation.

Extremely spacious paved 'in and out' driveway which provides extensive off road parking. Side access to the excellent rear garden which is of a superb size. Lawned area with pretty planting, greenhouse and seating area with slate chippings, paved pathway and space for table and chairs etc. Extensive paved patio with low brick wall and paved pathway leading into the garden. Two timber sheds. Cold water tap.

AGENTS NOTE:

Development presently under construction beyond the large garden to the rear.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. Solar panels fitted approx 10 years ago. Cavity wall insulation installed.

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. 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, will they ground 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

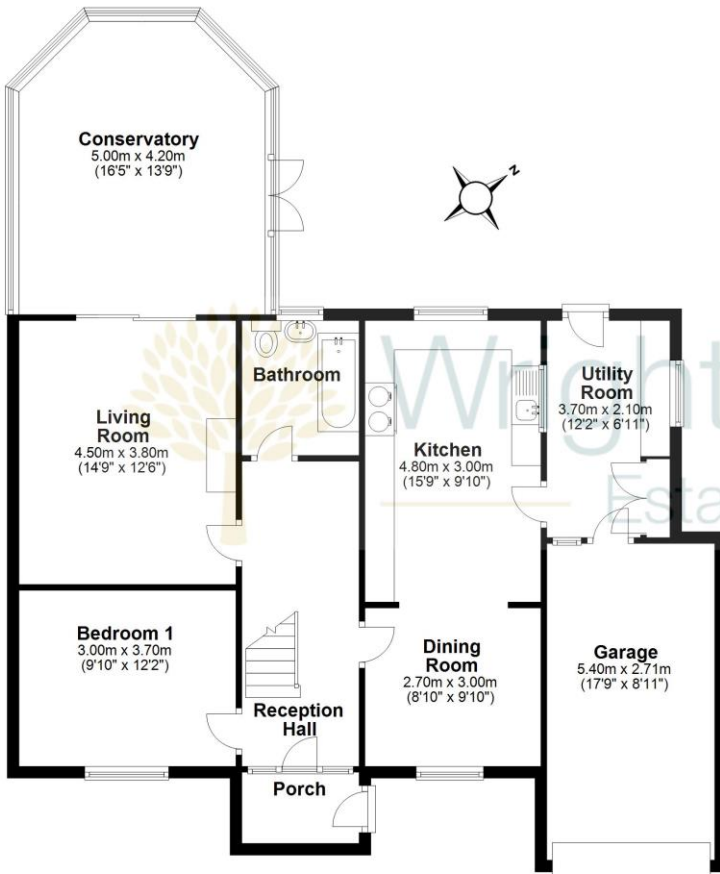
** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





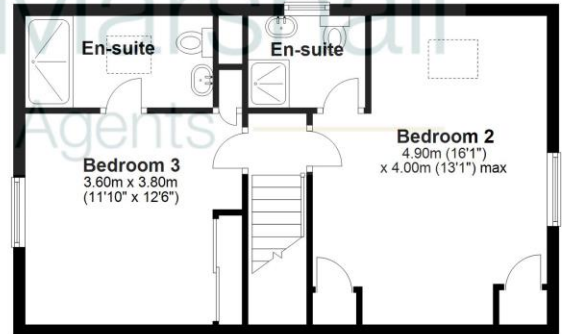
Ground Floor

Approx. 114.9 sq. metres (1236.8 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 161.4 sq. metres (1737.3 sq. feet)

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