



15 MONTGOMERY AVENUE | NANTWICH | CHESHIRE | CW5 6YJ | OIRO £437,500



15 Montgomery Avenue, Nantwich, Cheshire, CW5 6YJ

Stylish interiors and elegant contemporary landscaped gardens feature within this exceptional Redrow built residence. The 'Leamington Lifestyle' design elevates luxury modern living to an entirely new level by taking the internal space of a four bedroom home encapsulated into a wonderfully proportioned three bedroom, three bathroom layout, which creates a magnificent and superior home of an impeccable standard. The 'Leamington Lifestyle' has proven to be a highly sought after style of Redrow home and are sold out on the Nantwich development, with only 1 more being made available for release in 2025. This is a golden opportunity to purchase a phenomenal property which has been beautifully enhanced by the present owners & looks like new.

With particularly attractive curb appeal the fine accommodation briefly comprises; Entrance Hall, cloaks/WC, Living Room with bay window, sublime Kitchen Dining Family Room, Utility Room, First Floor Landing, beautiful Master Bedroom One with walk in wardrobe and spacious Luxurious Ensuite Bath and Shower Room, Bedroom Two with built in wardrobe and Ensuite Shower Room, Bedroom Three with built in wardrobe and Ensuite Shower Room. Detached single Garage and extended driveway. Lawned front garden. Outstanding magnificently landscaped rear SOUTH FACING garden. UPVC double glazing & Gas Central Heating.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn right at the traffic lights into the 'Kingsbourne' development. Turn left into Montgomery Avenue where the property will be observed on the left hand side.

NEARBY WELSH ROW & NANTWICH TOWN

Within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences. 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 NOTE:- The delightful Redrow built home features ultrafast broadband and the developments include areas of green space, homes for wildlife and safe neighbourhoods.

There is also a huge focus on making their homes as energy efficient as possible. Wildlife being an essential part of life is also taken into consideration. As with the original cities of the 1900's Redrow have recognised that by taking a landscape led approach to new homes, setting them within natural environments to enhance the sense of community. Redrow developments are designed with tree lined streets, wildflower meadows, allotments and orchards, etc. This particular property has been enhanced by the present owners both internally & externally which is very much evident, and early viewing is highly recommended to appreciate this 'turn key' impeccable home.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Heritage style attractive entrance door. Ceiling light point, elegant wood effect flooring, stairs rising to the first floor. Built in storage cupboard.





CLOAKS WC

Higher specification part tiled walls, ceiling light point, low level WC, wall mounted wash hand basin with mixer tap, radiator, characterful circular UPVC double glazed window, continuation of the attractive wood effect flooring.



LIVING ROOM (16'1" max x 11'10")

Exuberant with a stunning bold feature wall, the well proportioned room features a ceiling light point, radiator, UPVC double glazed bay window to the front elevation, TV point.





SPACIOUS KITCHEN DINER (25'3" x 12'6")

Magnificently proportioned and enjoying a view over the south facing rear garden, the spacious room is the perfect spot to socialise with family and friends. The Kitchen is well thought out and comprehensively equipped with a particularly attractive range of neutral coloured wall, base and drawer units, incorporating sleek work surfaces and inset sink unit and mixer tap. Integrated appliances include; Induction hob with extractor over and glass splash backs, eye level electric ovens, fridge freezer, dishwasher. Recessed ceiling spotlights, UPVC double glazed window to the rear, space for table and chairs. Open to the family area which features a ceiling light point, radiator, TV point and UPVC double glazed bi fold doors to the rear garden, continuation of the super wood effect floor. Built in storage cupboard. Door to the Utility Room.





UTILITY ROOM (5'11" x 5'11")

Fitted with matching wall and base cupboards, ceiling light point, work surfaces with inset sink unit and mixer tap, part glazed door to the side, radiator, space and plumbing for washing machine and dryer, continuation of the wood effect flooring.

FIRST FLOOR LANDING

Ceiling light point, smoke detector, radiator.





MASTER BEDROOM ONE (13'6" x 11'10")

Impressively proportioned & elegantly decorated the fine room features ceiling light point, radiator, uPVC double glazed bay window to the front elevation, TV point. Doors to the Dressing Room & Ensuite.



DRESSING ROOM

Well proportioned with lighting, hanging & shelving.

ENSUITE SHOWER ROOM (7'7" x 13'1" max)

Magnificently appointed & unusually spacious with panel bath, part tiled walls, walk in shower, recessed ceiling spot lights, extractor fan, uPVC double glazed window, tall chrome ladder radiator / towel rail, beautiful tiled floor, wall mounted wash hand basin & low level WC.





BEDROOM TWO (11'2" x 9'6" max)

Ceiling light point, radiator, uPVC double glazed window to the rear with garden over view, TV point, built in wardrobes. Door to the ensuite.

ENSUITE SHOWER ROOM

Superbly appointed featuring walk in shower, part tiled walls, recessed ceiling spotlights, low level WC, wall mounted wash hand basin, uPVC double glazed window, chrome ladder radiator / towel rail, tiled floor.





BEDROOM THREE (11'2" x 9'2")

Ceiling light point, radiator, uPVC double glazed window to the rear with garden over view, TV point, built in wardrobes. Door to the ensuite.

ENSUITE SHOWER ROOM

Superbly appointed featuring walk in shower, part tiled walls, recessed ceiling spotlights, low level WC, wall mounted wash hand basin, uPVC double glazed window, chrome ladder radiator / towel rail, tiled floor.

EXTERIOR

Magnificent landscaped gardens are to be found at this marvellous home, with the front garden being lawned and having a fantastic extended driveway providing ample space for several vehicles, hedge to front boundary.

The rear South facing garden is an absolute delight with lawn, extensive paved patio entertaining area and the most inspiring chic planting providing year round interest and having a delightful 'coastal/tropical feel'. Space for hot tub. Additional seating area to the rear of the garden. Fencing to boundaries. Cold water tap.

DETACHED SINGLE GARAGE

Of brick construction with up & over door, power & light.

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity & drainage 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

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 circumstances, will they give grounds for an action in law.

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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.



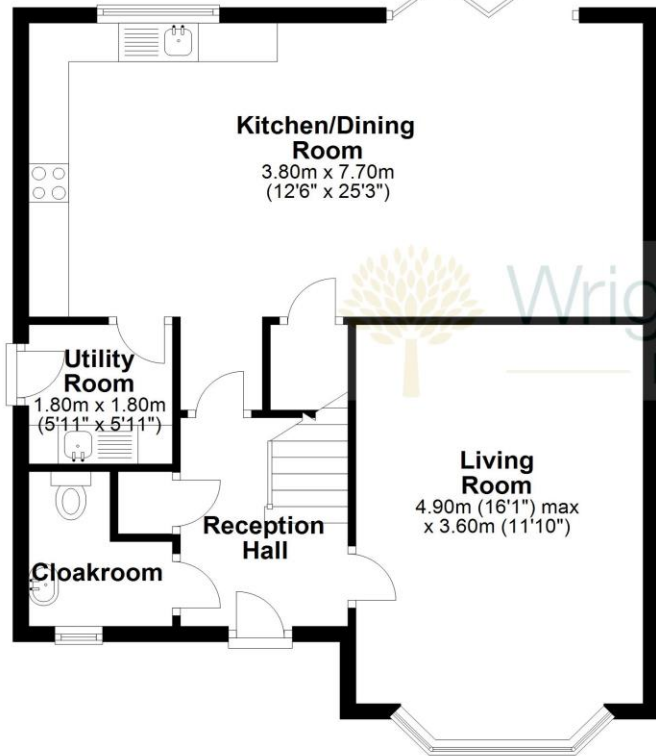
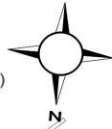






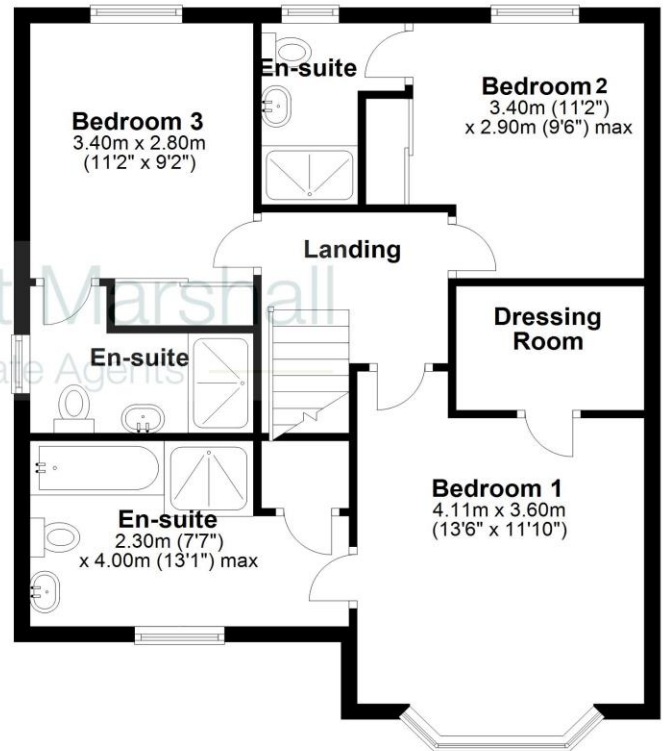
Ground Floor

Approx. 64.0 sq. metres (689.4 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

15 Montgomery Av

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