



3 AYLESBURY ROAD | HENHULL | NANTWICH | CHESHIRE | CW5 6YE | OIRO £439,950



SENSATIONAL UPGRADED CONTEMPORARY FORMER SHOW HOME OVER TWO IMPECCABLY WELL APPOINTED FLOORS.

Situated in the confines of historic Nantwich within the very recently built 'Kingsbourne' development of quality energy efficient & manageable homes within walking distance of the town centre, schools & facilities together with the canal & countryside beyond. Commuting links are also excellent with road & rail networks within a short distance.

Standing pleasantly within the fantastic development, the highly attractive four bedroom, two bathroom detached house, formerly the show home, offers higher than standard interiors with upgraded specifications throughout to the fixtures, fittings & décor, with further enhancements made by the present owners who purchased from new.

The magnificent property briefly comprises; Entrance Hall, Stunning open plan high specification Kitchen Dining Family Room, Utility Room, Separate WC. First Floor Landing, generous Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two with built in wardrobes, Bedroom Three with built in wardrobes, Bedroom Four also with built in wardrobes, Family Bath & Shower Room.

Integral single garage & Tarmacadam driveway with lawned garden to side & pathway with gate to the excellent wonderfully landscaped rear garden with generous lawn, patio, decked seating area & a wealth of richly stocked borders featuring specimen plants. UPVC D.H & Gas C.H.

(Remainder of new home guarantees). Excellent epc rating of B.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO APPRECIATE THE TASTEFUL 'FAMILY FRIENDLY' EXECUTIVE STYLE TOWN RESIDENCE





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 right into Aylesbury Road where the property will be observed on the left hand side.

NANTWICH TOWN

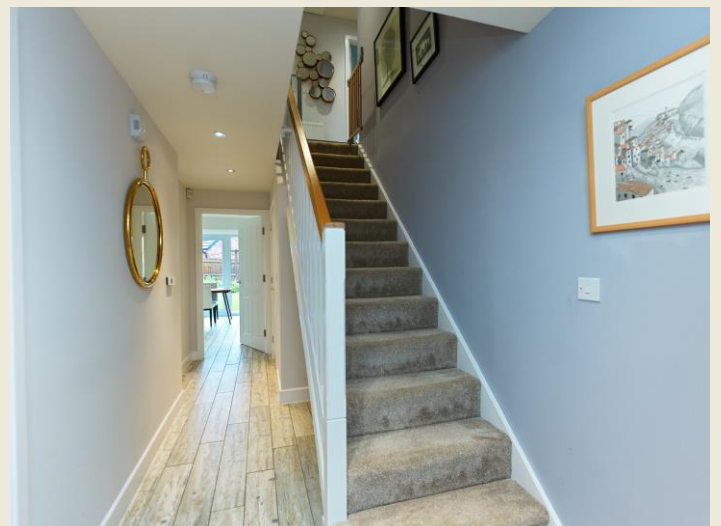
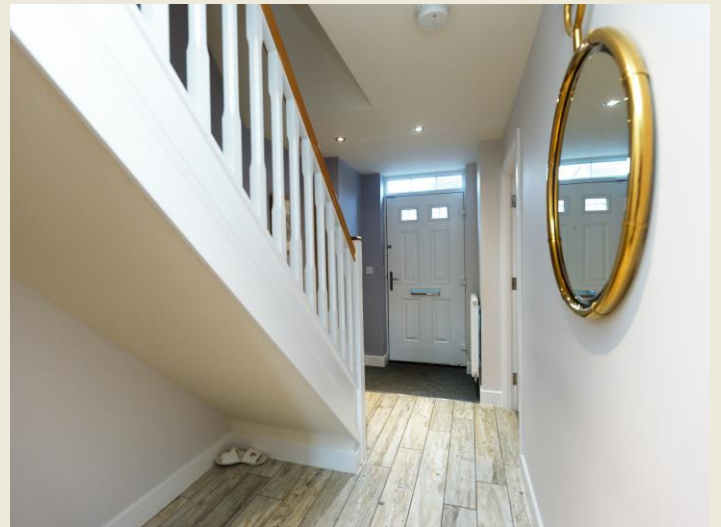
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is 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;

ENTRANCE HALL





LIVING ROOM (17'9 x 10'6)

UTILITY ROOM (7'3 x 6'3)





OPEN PLAN KITCHEN DINING FAMILY ROOM (19'9 x 11'6)

FIRST FLOOR LANDING





MASTER BEDROOM ONE (15'5 x 11'10)

ENSUITE SHOWER ROOM





BEDROOM TWO (12'10 x 9'2)

FAMILY BATH & SHOWER ROOM (9'6 x 6'3)





BEDROOM THREE (11'10 x 8'10)

BEDROOM FOUR (10'3 max x 9'6)





EXTERIOR

Lawned front garden & tarmac driveway. Side pathway & gate to the generous fully landscaped rear garden with seating areas & richly planted borders.

INTEGRAL SINGLE GARAGE (17'5 x 8'6)

Up & over door.

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, drainage & electricity 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

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 & PLANS

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, 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.

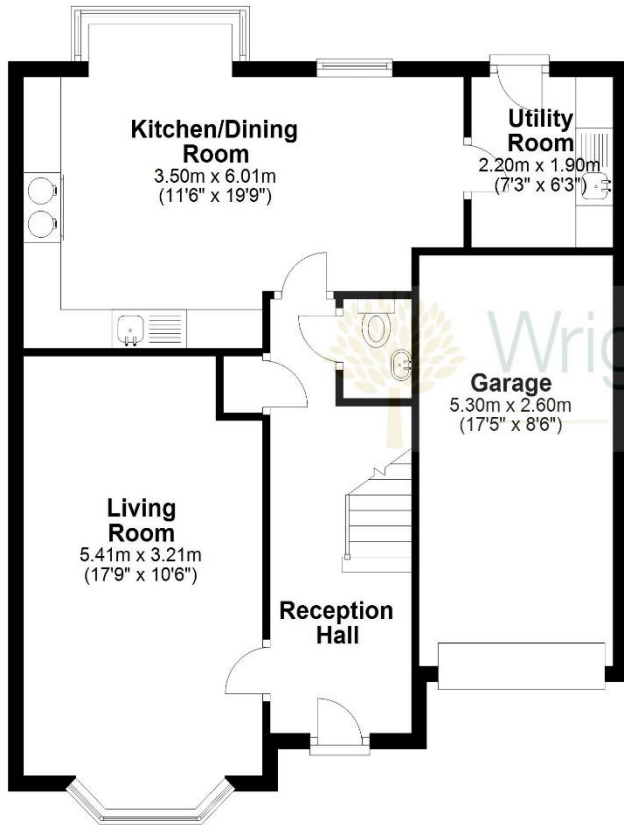
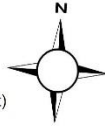
Your home may be repossessed if you do not keep up repayments on your mortgage.





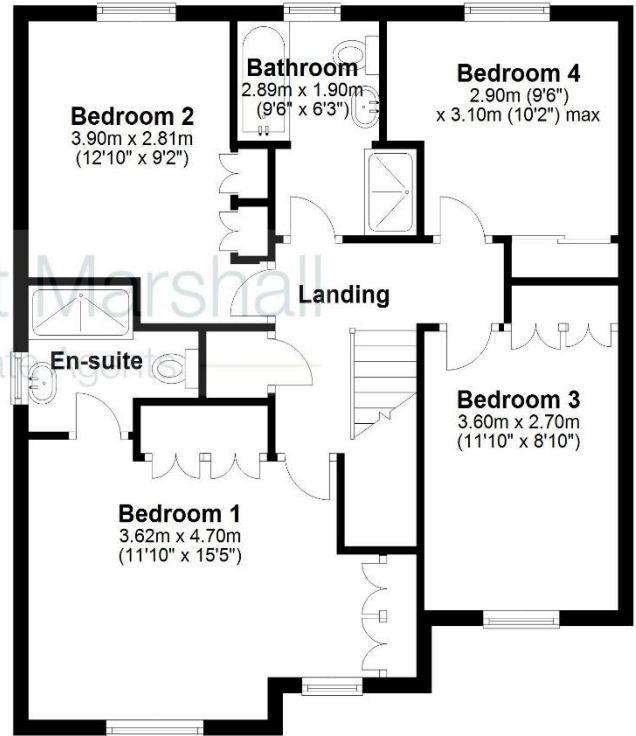
Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



Total area: approx. 134.0 sq. metres (1442.7 sq. feet)

3 Aylesbury Road

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk