



2 THE GREEN | WRENBURY | NANTWICH | CHESHIRE | CW5 8EY | OIRO £439,950



Situated in a conservation area within a fine sought after rural village, the impressive & particularly comfortable three bedroom, two bathroom semi detached house (circa 1920) has been thoughtfully enhanced & reconfigured throughout to blend both the origins of the period character home with contemporary flair.

Internally the property briefly comprises; Hall with feature arched entrance door & view over the green.

Sitting Room with wood block floor & wood burning stove.

Magnificent open plan Kitchen Dining Family Room again with a pleasing aspect, Conservatory, Utility Room, Separate WC.

First Floor, Master Bedroom One with contemporary Ensuite Shower Room, Bedroom Two, Bedroom Three, Contemporary Bathroom.

Sublime location with a gem of a view towards the historic Church, within the thriving village (with the benefit of a train station). Single garage, driveway & very pretty front and rear gardens presented in an enchanting cottage style (of which the rear garden affords a leafy view & is not directly overlooked beyond).

UPVC Double glazing. Oil fired C.H.

An absolute gem of a property requiring prompt viewing.





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 turn left to the side of the green itself where the property will be observed on the left hand side.

WRENBURY

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 NOTE:-

The property features a wealth of character including wood block flooring & highly attractive pine internal doors.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Characterful arched uPVC double glazed entrance door with leaded light. Ceiling light point, stairs rising to the first floor & doors to both the Sitting Room & Kitchen Dining Family Room.





SITTING ROOM (13'9 & 11'0 max)

Ceiling light point, dado rail, exposed brick chimney breast with wood burner, beautiful original wood block 'herringbone' floor, radiator, uPVC double glazed window to the front elevation with an outstanding vista towards the village green & church beyond, TV aerial.

MAGNIFICENT KITCHEN DINING FAMILY ROOM

Breakfast Kitchen Area (15'9 x 11'10)

Dining Area (8'2 x 21'0)

Family Area (20'8 x 7'3)

An outstanding naturally light & surprisingly spacious room being perfect for families, socialising etc. The view to the front through the uPVC double glazed window with pretty tiled sill again is wonderful which enhances the utterly charming rural village location & lifestyle on offer.

The current vendors have created the extended space blending much character with modernity seamlessly & very successfully. There are both recessed ceiling spot lights & ceiling light points.

Comprehensively equipped with a generous degree of storage, the stunning kitchen has been fitted with a range of soft close 'duck egg blue' coloured wall, base, deep drawers units, concealed cutlery drawers, open wall shelving & swing put shelving within the base level corner units. There is also a full height larder cupboard unit. Sleek white worksurfaces with inset 1.5 bowl stainless steel single drainer sink unit & mixer tap. 'Stoves' electric range style cooker with ovens & induction hob, 'AEG' extractor over. Integrated 'Bosch' dishwasher. Twin integrated fridge freezers. Beautiful tiled floor with under floor heating. Ample space for table & chairs or island, butchers block etc. Space for floor standing wine chiller. Fitted drinks / shelving unit with automatic lighting & double opening doors. Built in storage cupboard. Opening to the Dining Family area with pitched ceiling & two roof lights, wall light point, double opening uPVC double glazed door to the rear garden, door to the Utility Room. Additional wooden double opening glazed doors to the Conservatory.









CONSERVATORY (8'6 x 8'2)

Sloping roof, uPVC double glazed door opening to the garden, brick base with uPVC double glazed windows, tile floor. The garden outlook is incredibly pretty from the Conservatory.

UTILITY ROOM

Ceiling light point, complimentary wall & base units with white work surface & inset stainless steel single drainer sink unit. Space & plumbing for washing machine and tumble dryer. Part glazed door to the rear, tiled floor, part tiled walls, tall cupboard. Door to the separate WC.

SEPARATE WC

Low level WC, ceiling light point, part panelled wall, wash hand basin with mixer tap & tile splash back, tile floor, 'Xpelair' fan.

FIRST FLOOR LANDING

Two ceiling light points, smoke detector, small loft hatch, small window to the rear with pretty garden view.





MASTER BEDROOM ONE (13'9 x 11'10)

Ceiling light point, radiator, dado rail, uPVC double glazed window to the front elevation with wonderful aspect over the village green, built in cupboard, wall mounted TV point, telephone point, two rich ink blue fitted coloured double wardrobes. Highly attractive sliding door to the Ensuite.

ENSUITE SHOWER ROOM

Recently completely refitted, there is a large walk in corner shower being fully tiled where visible & with both mains overhead rainfall & hand held shower attachments. Ceiling light point, low level WC, tile floor with under floor heating, uPVC double glazed window to the rear, wall mounted mirror with light over large wash hand basin & mixer tap upon two drawer storage, 'Xpelair' fan.



BEDROOM TWO (12'10 x 11'10)

Ceiling light point, dado rail, large loft access, TV aerial, radiator, uPVC double glazed window to the front with super village green view, built in cupboard, additional fitted wardrobes with cupboards over.



BEDROOM THREE (11'2 x 7'7)

Ceiling light point, attractive panelled ceiling, radiator, uPVC double glazed window.



BATHROOM

Beautifully appointed with tile fronted bath with mixer taps, mains over head rainfall & hand held shower attachments, low level WC, wash hand basin with mixer tap with two pale wood effect storage drawers beneath, chrome ladder radiator, fully tiled walls & floor, wall mounted mirror, ceiling light point & extractor fan.

EXTERIOR

Prettily positioned in the heart of the rural village overlooking the village green, there is a charming front garden featuring painted picket style fencing with gate & pathway to the front entrance.

Seating area enjoying the view with pretty planting. The rear garden which enjoys a leafy outlook boasts a lawned area with patio, wood storage area & features a wealth of planting in a cottage style including Apple, Plum & Crab Apple trees, low rear brick wall. Space for timber shed.

SINGLE GARAGE

Attached single garage with twin painted double opening timber doors, power, light & loft storage. Driveway to front of garage.

EPC RATING: D

COUNCIL TAX BAND: E

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 & 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.

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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.



MARKET APPRAISAL

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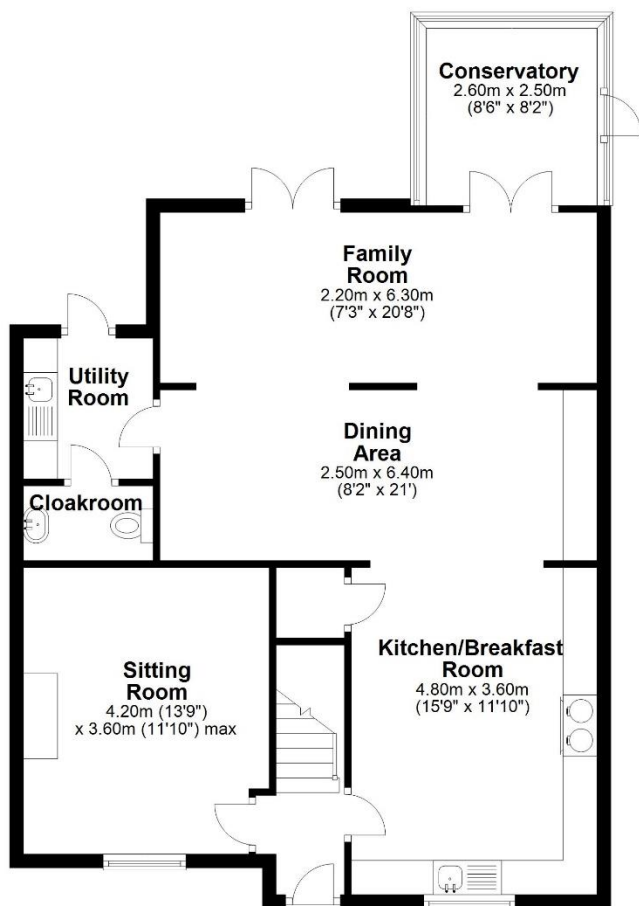
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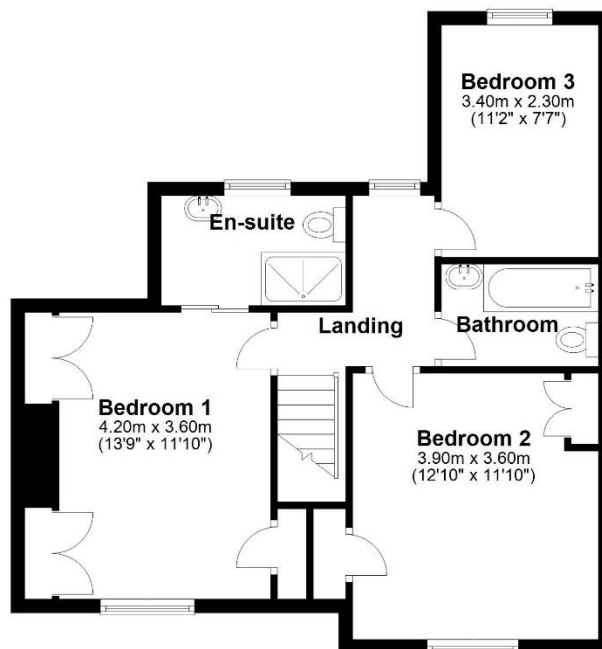
Ground Floor

Approx. 84.4 sq. metres (908.2 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)

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