



25 EDGEWOOD DRIVE | VISTASTON | CHESHIRE | CW2 6SB | OIRO £449,950



25 Edgewood Drive, Wistaston, Cheshire, CW2 6SB

Beautifully and elegantly appointed throughout, the fantastic substantial & extended family size home boasts generously proportioned versatile accommodation over two naturally light and well appointed floors.

The excellent 'Henry Boot' built four bedroom, two bathroom detached house briefly comprises: Reception Hall, Living room with feature fireplace, Cloaks/WC, Dining Room, Kitchen Diner, Utility, Conservatory, Family room.

First Floor Landing, Master Bedroom One and Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom. Integral Garage. Double width driveway.

Delightful gardens to the front and rear.

UPVC double glazing and gas central heating.

**VIEWING IS IMPERATIVE TO APPRECIATE THE
MAGNIFICENT QUALITY HOME**

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street and continue over the mini roundabout. Turn left at churches Mansion roundabout then right onto Crewe Road continuing across the 'Peacock' pub roundabout. Proceed straight onto the Wells Green traffic lights and continue towards Crewe. Turn right into Berkeley Crescent and take the right turn into Rope Avenue. Take the left turn into Edgewood Drive where the property will be observed on the left hand side.



WISTASTON

The property is situated in Wistaston, amidst a variety of property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) & The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email:

admin@berkeley.cheshire.sch.uk are close by

Crewe main line railway station is approx. 1.6 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

NANTWICH

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;

RECEPTION HALL

UPVC double glazed entrance door with attractive glazed panes. Ceiling light point. Ceiling Coving. Radiator. Highly attractive tiled floor. Stairs rising to the first floor.

CLOAKROOM

Low level WC. UPVC double glazed window. Ceiling light point. Fully tiled walls and floor. Corner wash hand basin with mixer tap and base cupboard beneath. Chrome ladder radiator/towel rail. Chrome ladder radiator/towel rail.





LIVING ROOM (21'4" x 11'6")

Beautifully and elegantly appointed with an impressive and distinctive fireplace recess with dual UPVC double glazed windows and lighting. Ceiling light point. Ceiling coving. Large UPVC double glazed bay window to the front. Radiator.

DINING ROOM (11'10" x 12'2")

Two ceiling light points. Ceiling coving. Attractive corner UPVC double glazed windows. Radiator. There is ample opportunity to also use the room as a home office or playroom.





KITCHEN DINER (24'3" x 16'1")

Incredibly spacious, naturally light and immaculately well presented, the vast kitchen diner features a wealth of pale cream coloured all base and drawer units with wood effect work surfaces and inset sink unit with mixer tap. Recessed ceiling spotlights. Vertical contemporary radiator. Part tiled walls. Tiled floor. Sky light. UPVC double glazed French doors opening to the rear elevation. UPVC double glazed windows. Additional radiator. Integrated appliances include dual extractor fans over electric hob, integrated indoor BBQ, electric oven, dishwasher, fridge and freezer, extensive space for table and chairs. Doors to the utility and family room.





UTILITY ROOM (13'5" x 4'11")

Wall and base cupboard storage and wood effect work surface. Inset sink unit. Ceiling light point. Built in storage cupboard. Slim UPVC double glazed window. Tiled floor. Space and plumbing for washing machine and tumble dryer. Door to the side elevation.

CONSERVATORY (10'6" x 10'10")

Pitched and hipped roof. Ceiling light point and fan. UPVC double glazed windows and French doors to the garden. Radiator. Door to the kitchen diner.



FAMILY ROOM (10'6" x 11'6")

Beautifully appointed the room features ceiling light point. Radiator. Ceiling coving. TV point. Open to the wonderful conservatory.



FIRST FLOOR LANDING

Ceiling light point. Loft access.



MASTER BEDROOM ONE

Beautifully neutrally decorated, there is a pleasant outlook to the front through the two UPVC double glazed windows. Ceiling light point. Ceiling coving. Built in wardrobes with mirror fronted sliding doors. Door to the ensuite shower room.

ENSUITE SHOWER ROOM

Corner shower with sliding doors (fully tiled walls) and mains shower. Ceiling light point. Ceiling coving. UPVC double glazed window. Fully tiled walls and floor. Low level WC. Wash hand basin with mixer tap inset and base level cupboard storage and shelving beneath. Chrome ladder radiator/towel rail.



BEDROOM TWO (12'6" x 11'6")

Ceiling light point. Ceiling coving. Radiator. Two UPVC double glazed windows to the front elevation. Range of double wardrobes.

BEDROOM THREE (9'10" x 9'10")

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window with pleasant rear garden view. Range of fitted wardrobes.

BEDROOM FOUR (9'10" x 8'10")

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window with attractive garden outlook. Fitted wardrobes.

FAMILY BATHROOM

Spacious & well appointed featuring a panel bath with hand held shower attachment, large corner shower (fully tiled where visible) with mains shower, fully tiled walls, recessed ceiling spot lights, uPVC double glazed window, chrome ladder radiator/towel rail, concealed cistern WC & wash hand basin with mixer tap and base level cupboard storage beneath.



ATTACHED GARAGE

With an electric roller door, power, light & personal door to the side. Useful storage recess area to rear.

EXTERIOR

The property boasts an impressive frontage with high kerb appeal. There is an extremely attractive extensive driveway providing excellent off road parking. Planted shrub shaped border & rope detail to boundary. Side gated access leading to the beautiful rear garden. Enjoying a lawned area, there is also an extensive paved patio providing ample space for seating & entertaining. Attractive raised borders. Outside shed. Two brick raised planted beds to side & continuation of paved patio. Additional side area which is ideal for storage. The property certainly enjoys a very pleasant outlook & has the benefit of not being directly overlooked.

EPC RATING: C

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory providers 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.

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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.

MARKET APPRAISAL

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.

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.



BEDROOM TWO



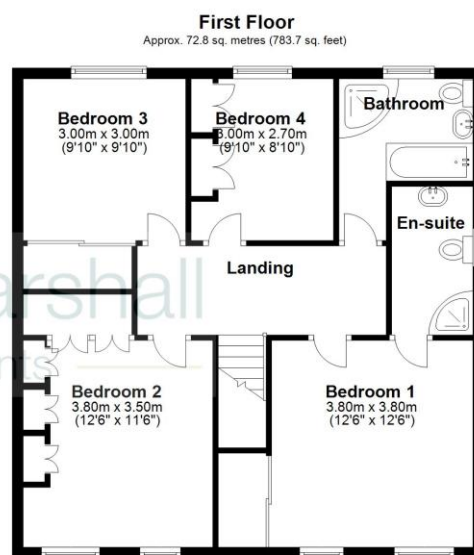
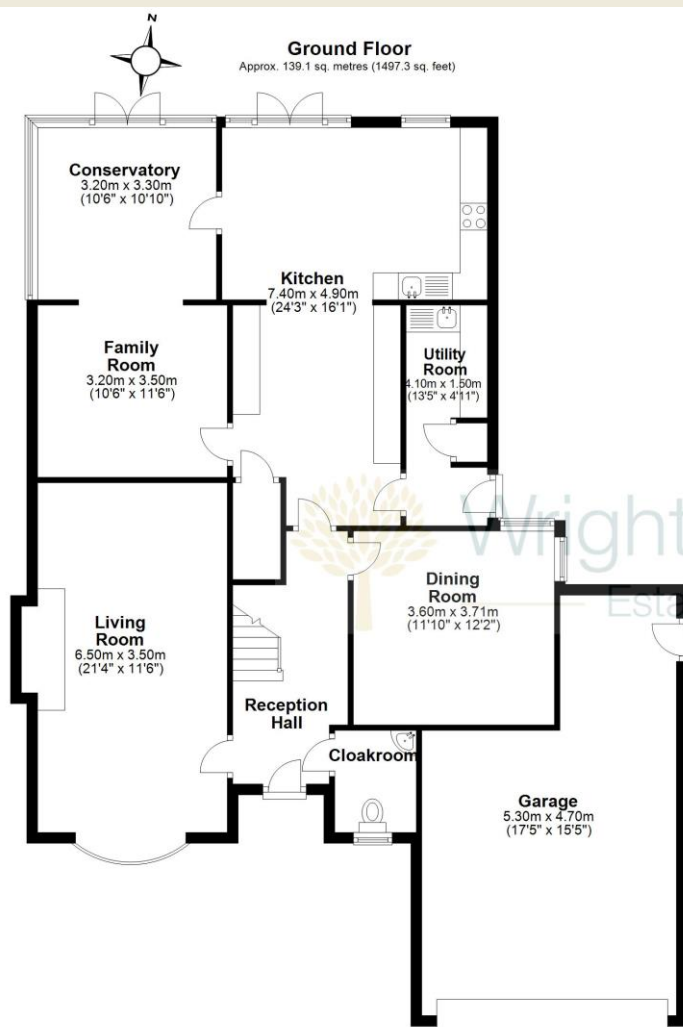


BEDROOMS THREE & FOUR









Total area: approx. 211.9 sq. metres (2281.0 sq. feet)

25 Edgewood Drive

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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