



1 NAYLOR CRESCENT | STAPELEY | CHESHIRE | CW5 7GE | OIRO £560,000



I Naylor Crescent, Stapeley, Nantwich, Cheshire, CW5 7GE

Within excellent school catchments in a popular well established development in walking distance of the town with its varied facilities and shops, the extremely impressive three storey family size home has been enhanced by the present owners and certainly enjoys a superb versatile layout that could offer buyers great flexible multi generational living.

The spacious five/six bedroom, four bathroom detached residence briefly comprises: Entrance Hall, Cloaks WC, Living Room, Dining room, Breakfast Kitchen, Utility Room. First floor Landing, Master Bedroom One with Ensuite, Bedroom Two and Ensuite, Bedroom Three, Family Bathroom. Second Floor Landing, Bedroom Four, Bedroom Five, Shower Room.

Detached double garage with driveway to front. Lawned front and rear garden.
UPVC double glazing and gas central heating.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE VERSATILE HOME WITHIN
EXCELLENT SCHOOL CATCHMENTS**





DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh Way and proceed to the traffic lights into Pear Tree Field. Turn left into Clonnersfield and left into Naylor Crescent and bear left into the pleasant cul de sac where the property will be observed on the left hand side.

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;

ENTRANCE HALL

UPVC double glazed entrance door with side courtesy light. Ceiling light points. Smoke detector. Radiator. UPVC double glazed window to the front. Highly attractive wood effect flooring. Stairs rising to the first floor.



CLOAKS WC

Low level WC. Wash hand basin. Ceiling light point. UPVC double glazed window to the front. Radiator.

LIVING ROOM (20'1" x 12'0")

An impressive generously proportioned room with two ceiling light points. Ceiling coving. TV point. Three radiators. UPVC double glazed windows to the front. UPVC double glazed French doors with side panes to the rear. Double opening glazed doors to the dining room.





DINING ROOM

Presently used as a sitting room, the space features a ceiling light point, ceiling coving, two UPVC double glazed windows to the rear. TV point. Radiator. Door to the breakfast kitchen.



KITCHEN BREAKFAST ROOM (14'4" x 11'11")

Fitted by the present owners, the stunning contemporary kitchen is comprehensively well equipped with a vibrant combination of both white and rich purple coloured high gloss wall, base and drawer units. Wood effect work surface with inset contemporary sink unit with mixer tap. Ceiling light point. Part tiled walls. UPVC double glazed window to the rear and door. Gas hob with extractor over, eye level double electric oven, integrated dishwasher and fridge freezer. Attractive flooring. Radiator. Space for table and chairs.



UTILITY

Created by the present owners from an original office room. The clever space features white gloss wall and base cupboards, wood effect work surface. Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window to the front. Attractive flooring.





FIRST FLOOR LANDING

Ceiling light point. Radiator. Stairs rising to the second floor.



MASTER BEDROOM ONE (13'5" x 12'0")

Spacious and neutrally decorated with ceiling light point. Two radiators. Built in cupboard. Range of built in wardrobes. Two UPVC double glazed window to the front elevation. Door to the ensuite.

ENSUITE BATHROOM

Corner shower cubicle with mains shower. Panelled bath with mixer tap and telephone style shower attachment. Bidet. Low level WC. Pedestal wash hand basin. Ceiling light point. Part tiled walls. Two UPVC double glazed windows to the rear elevation. Attractive flooring.





BEDROOM TWO (9'9" x 14'6")

Ceiling light point. Two radiators. Two UPVC double glazed windows. Door to the Ensuite.

ENSUITE SHOWER ROOM

Ceiling light point. UPVC double glazed window. Radiator. Low level WC. Pedestal wash hand basin. Shower cubicle. Attractive flooring.

FAMILY BATHROOM

Panel bath with mixer taps & telephone style shower attachment. Ceiling light point. Extractor Fan. UPVC Double glazed window to the rear. Radiator. Low level WC. Pedestal wash hand basin. Fully tiled walls.



BEDROOM FOUR (9'11" x 11'11")

Ceiling light point. Two UPVC double glazed windows. Radiator.



BEDROOM THREE (7'11" x 10'6")

Ceiling light point. Two UPVC double glazed windows. Radiator. Built in wardrobe.





SECOND FLOOR LANDING

Ceiling light point. Radiator.

BEDROOM SIX (15'7" x 12'0")

Ceiling light point. Loft access. Radiator. Roof light.

BEDROOM FIVE (15'7" x 11'11")

Ceiling light point/fan. Radiator. UPVC double glazed window. Built in wardrobe. Door to the ensuite.



ENSUITE SHOWER ROOM

Corner shower cubicle. Low level WC. Pedestal wash hand basin. Ceiling light point. Radiator.



EXTERIOR

Lawned front garden with central paved pathway and tarmacadam driveway to the side providing ample off road parking leading to the detached double garage. Rear gated garden access. The rear garden offers an attractive family friendly space with access to relax and entertain. Lawned with decked seating/patio area. Various shrubs, plants and trees. Fencing to boundaries. Cold water tap.

DETACHED DOUBLE GARAGE

Two up and over doors and personal door to side.

EPC RATING: C

COUNCIL TAX BAND: f

SERVICES

All mains gas, water, 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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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.

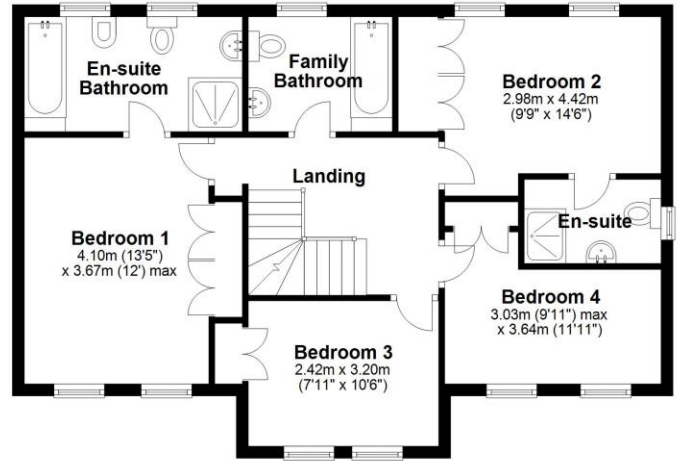
FINANCIAL ADVICE

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.



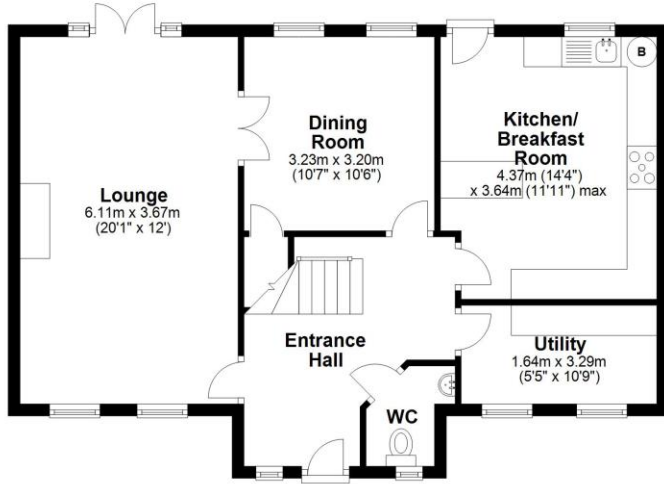
First Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



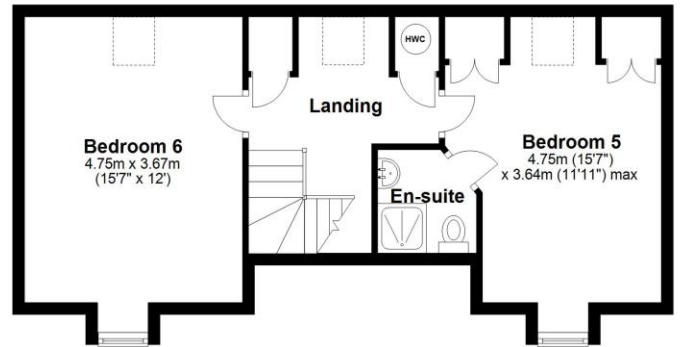
Ground Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



Second Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Floorplan is for illustrative purposes only.
Plan produced using PlanUp.

Wright Marshall
Estate Agents

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