



10 MOUNT DRIVE | NANTWICH | CHESHIRE | CW5 6JF | GUIDE PRICE £588,000



10 Mount Drive, Nantwich, Cheshire, CW5 6JF

Beautifully appointed, naturally light and spacious throughout, this fine four bedroom, three bathroom detached house is sure to impress a wide variety of purchasers, particularly for parties wishing to walk into the town centre. Thoughtfully extended and reconfigured by a highly regarded local architect, the exceptionally attractive property has been a very much enjoyed home of the same family since approx 1975.

Throughout this time a comprehensive scheme of improvements to the interiors & exterior have been completed.

Since circa 2001, there have been six wonderful architect designed alterations completed which have extended & refurbished the property to great effect. and these include enlarging the beautiful living room and superb master bedroom, creating a ground floor shower room with WC and separate utility room, extending and beautifully refitting the kitchen with an extremely attractive breakfast/sitting area. The family bathroom has also been wonderfully enlarged. The substantial looking entrance porch & enlarged hallway provides an outstanding welcoming space and the hall is fitted with a magnificent oak floor and staircase. There has also been the creation of a highly flexible bedroom four / snug space on the ground floor and most recently the ensuite shower room to the master bedroom has been fully refurbished, again to great effect. The sublime quality fixtures and fittings throughout & the tasteful redecoration and annual refurbishments certainly show the fine mature property off to an impeccable standard which is sure to impress discerning purchasers.

VIEWING IS HIGHLY RECOMMENDED – MOTIVATED SELLERS





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed along Crewe Road and turn left into Mount Drive where the property will be observed on the right hand side. NOTE: The property is within easy walking distance of the town centre.

LOCATION

Mount Drive & the immediate surrounding area has always been a sought after & desirable residential locality within walking distance of the town centre itself. Comprising of very attractive impressive detached houses there is handy pedestrian access via The Broadway/Mount Close, Millstone Lane and South Crofts onto the town square with an excellent range of facilities, shops & amenities.

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;

COVERED ENTRANCE PORCH

A magnificent & substantial entrance being supported by two oak posts with stainless steel spindles and an attractive sandstone plinth. Solid Oak entrance door with windows to sides.

ENTRANCE HALL (12'5" x 11'5")

Beautifully welcoming with an abundance of natural light, the stunning hall features delightful engineered oak flooring with underfloor heating. Oak stairs rising to the first floor with under stairs storage space beneath.

Note: High ceilings approx 8'2".





DINING ROOM (12'5" x 9'10")

Versatile in its potential uses, the wonderful formal dining room enjoys a charming front garden view. Radiator.

LIVING ROOM (20'0" x 13'9")

An elegantly appointed room with a fantastic garden outlook to the rear with double French doors & side windows. Gas fired coal effect fireplace with an attractive modern surround and hearth. TV & telephone points. Hub connection points. Wireless thermostat. Radiator.





BEDROOM FOUR / OFFICE / SNUG (13'10" x 7'10")

Presently used as a charming Snug, this room would be a delightful fourth bedroom or indeed an office.

Bespoke attractive oak doors and cupboards, fitted cabinet.

Worcester condensing gas fired central heating boiler (fitted approx 2014).



KITCHEN (12'4" x 8'7")

An inspiring space with a superb vista towards the rear garden. Beautifully fitted, the kitchen is comprehensively well equipped with a range of high quality oak wall, base & drawer units with solid granite worksurfaces & inset stainless steel sink unit. Two attractive glass fronted cabinets. Integrated 'Bosch' & 'Neff' appliances, fridge, eye level electric dual oven, induction hob, warming drawer & dishwasher. Extractor fan. Open to the breakfast / sitting area.

BREAKFAST / SITTING AREA

An extremely lovely spot to sit, have breakfast & enjoy the garden outlook. Impressive full height triple aspect windows and doors providing immediate access to the rear garden and two 'Velux' roof lights all of which provide a wonderful abundance of natural light. Electric underfloor heating. Access to the utility room.





UTILITY ROOM (7'11" x 6'7")

Well equipped with several white gloss base cupboards & work surface with inset sink with waste disposal unit, space & plumbing for washing machine & tumble dryer. Space for an upright freezer.

SHOWER ROOM / WC (8'0" x 6'9")

Cubicle with electric shower, low level WC, pedestal wash hand basin. Storage cupboard housing the electric meter.





OAK STAIRCASE LEADS TO FIRST FLOOR LANDING

Beautiful staircase rising to the first floor landing. Loft access with ladder & providing ample scope/storage space.

MASTER BEDROOM ONE (14'2" x 13'5")

Impressive exclusive range of highly attractive light oak wardrobes & drawers to three sides, radiator, window to the rear with a beautiful garden view. Access to the ensuite.

ENSUITE SHOWER ROOM (7'7" x 7'3")

Superbly appointed with a large walk in power shower with water jets & hand held spray lance and a rainfall shower head. Ceramic wash basin, WC, heated towel rail, attractive fully tiled walls, underfloor heating.





FAMILY BATH & SHOWER ROOM (13'7" x 8'3")

Beautifully presented being fitted with a 'Jacuzzi' bath, wash hand basin & low level WC. Heated towel rail, separate shower cubicle, ample storage, shaver point, attractive fully tiled walls and floor, underfloor heating, eaves storage space, double glazed window.

BEDROOM TWO (15'9" x 9'11")

Featuring fully fitted wardrobes with cupboards over a space for a double bed and a fitted knee-hole dressing table, radiator, window.

BEDROOM THREE (8'2" x 8'2")

Fitted with a single wardrobe, chest of drawers & high level display shelves. Radiator & window.





EXTERIOR

The stunning period residence is approached over a brick effect impressed concrete drive providing ample parking for two / three vehicles. If required there is ample opportunity to create further within the front garden itself.

There is a landscaped lawned garden to the front with a wonderful array of established shrubs, plants & trees including very pretty Azaleas. A side path leads to a gated storage area, lean-to storage sheds & provides access beyond to the rear garden.

The rear garden (approx 40'0" x 33'0") is a particularly delightful & enchanting space. Being a manageable size, there is a lawn with fantastic shaped borders, an attractive York Stone patio area being perfect for alfresco dining & relaxing. Various richly stocked flower borders & mature specimen trees provide charming interest. Notably the garden is fully enclosed by 'Jacksons' wooden fencing. Discreetly nestled in a corner is a lovely summer house with conical Box shrubs flanking the double doors, and there is also an octangle greenhouse.

In all, the gardens really are a credit to the present owners who have meticulously cultivated the engaging spaces & are sure to provide plenty of enjoyable hours for the new occupiers.

EPC RATING: C

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage are connected (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 & 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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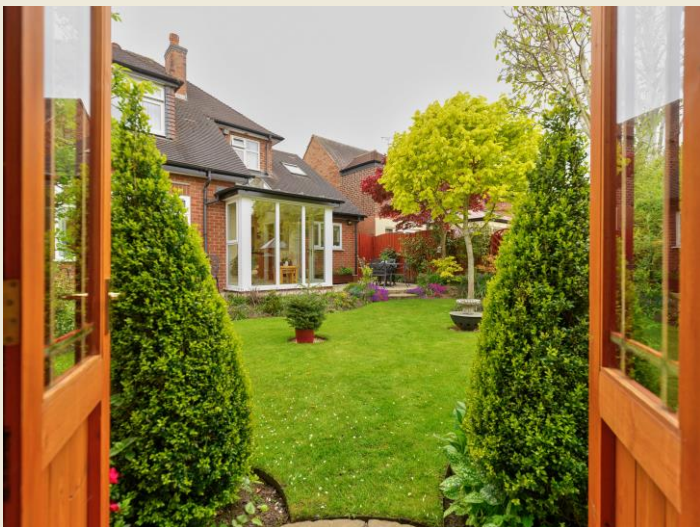
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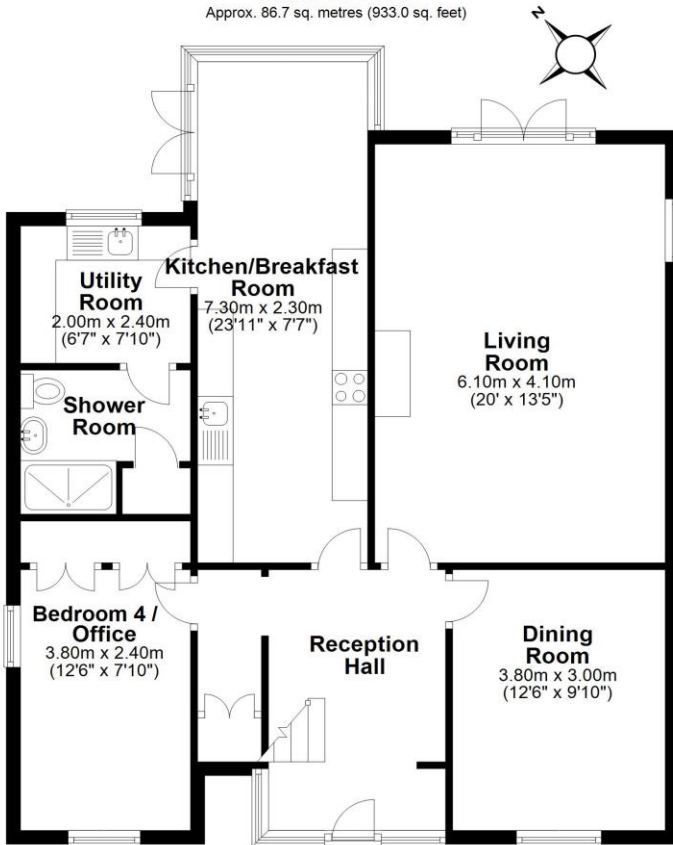
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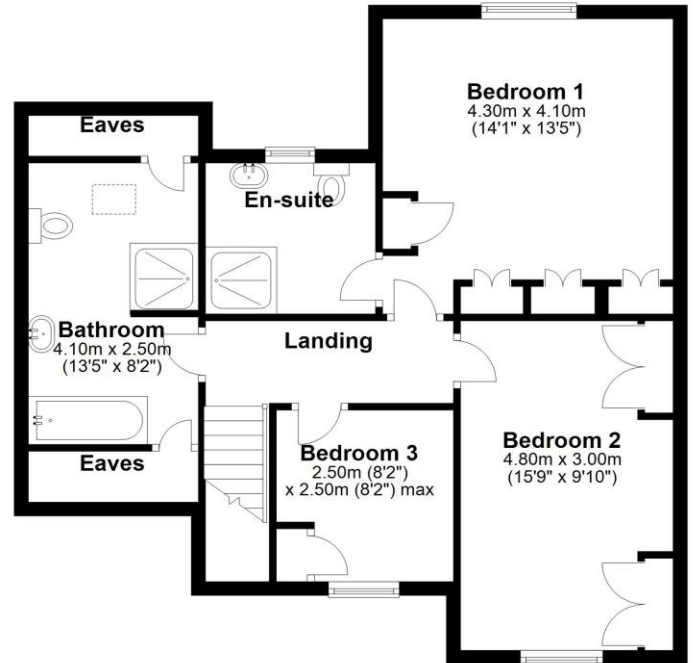
Ground Floor

Approx. 86.7 sq. metres (933.0 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 152.8 sq. metres (1644.2 sq. feet)

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