



2 DUTTON WAY | NANTWICH | CHESHIRE | CW5 7DZ | OFFERS OVER £400,000



2 Dutton Way, Nantwich, Cheshire, CW5 7DZ

Rarely does an opportunity to buy in this location present itself.

Such is the discreet location where vendors reside for many years due to the exceptional convenience and privacy which the properties benefit from.

The outstanding incredibly spacious three bedroom, two bathroom detached true bungalow is of superb proportions throughout and offers ample opportunity for purchasers to create an incredibly comfortable home, with the potential to extend if required.

Briefly comprising; Entrance Hall, Spacious 'L' Shaped Living Room with dual aspect, Dining Room, Kitchen Breakfast Room, Utility. Master Bedroom One and En-suite Shower Room, Bedroom Two, Bedroom Three, Shower Room. Double glazing and gas central heating.

Attached double garage with large driveway.

Additional parking space to the side which could be enlarged for motorhome, caravan etc.

Lawned garden frontage and side access to the unusually large rear lawned gardens with planted borders, patios and shed.

NO CHAIN

EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout passing morrisons Supermarket. At the 'Chic Interiors' roundabout turn left into Wellington Road and proceed over the level crossing. Just after the zebra crossing turn left into Dutton Way which is a small established cul de sac of spacious bungalows & 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;

RECEPTION HALL

Entrance door. Light points. Built in storage cupboard.



LIVING ROOM

Particularly well proportioned and enjoying an abundance of natural light. Ceiling light points. Ceiling coving. Two double glazed windows with stained glass detail. Double glazed sliding doors. Two radiators. TV and telephone points. Double glazed window. Fireplace with inset marble and hearth.





DINING ROOM / SNUG

Ceiling coving. Radiator. Double glazed sliding doors and steps down to the conservatory. Glazed door to the breakfast kitchen.

CONSERVATORY

UPVC double glazed conservatory with windows. sliding door and pitched and hipped roof. Ceiling light point/fan. Tiled floor.

KITCHEN BREAKFAST ROOM

Well equipped with a range of wood wall units and shelving. Drawers and base cupboards. Ceiling light point. Part tiled walls. Double glazed window to the rear. Space for fridge freezer. Integrated electric hob with extractor over and oven below. Rolled top laminated work surfaces with inset stainless steel sink unit. Vinyl flooring. Door to the utility room.

UTILITY ROOM

Continuation of cupboard storage. Roll topped laminated work surface. Ceiling light point. Space and plumbing for washing machine. UPVC double glazed door to the rear.





SHOWER ROOM

Large contemporary walk in shower with electric shower. Grab rail and easy clean wall panels. Low level WC. Pedestal wash hand basin. Extractor fan. Ceiling light point. Double glazed window. Part tiled walls. Radiator.

MASTER BEDROOM ONE

Ceiling light point. Radiator. Ceiling coving. Built in wardrobes with mirror fronted doors. Double glazed window to the front. Door to the ensuite.

ENSUITE SHOWER ROOM

Large contemporary walk in shower with electric shower. Grab rail and easy clean wall panels. Low level WC. Wash hand basin. Part tiled walls. Radiator. Grab rails. Double glazed window.



BEDROOM THREE

Ceiling light point. Radiator. Double glazed window.





BEDROOM TWO

Ceiling light point. Radiator. Double glazed window.

EXTERIOR

The gardens are of superb proportions, particularly if anyone wishes to further cultivate the present garden spaces. There is an extremely useful attached double garage (which could be used for a variety of uses), and a large driveway to the front. Additional parking space to the side which could be enlarged for motorhome, caravan etc. Lawned garden frontage and side access to the unusually large rear lawned gardens which extend to all sides and feature planting, brick paved patios and shed.

DOUBLE GARAGE

Electrically operated roller door. Window to side, door to the rear, power & light.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity & drainage 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

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.

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.

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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.



Ground Floor
Approx. 144.9 sq. metres (1560.2 sq. feet)



Total area: approx. 144.9 sq. metres (1560.2 sq. feet)
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