



41 CLONNERSFIELD | STAPELEY | NANTWICH | CHESHIRE | CW5 7GU | OFFERS OVER £450,000



41 Clonnersfield, Stapeley, Nantwich, Cheshire, CW5 7GU

An exceptional & extremely impeccably appointed Five Bedroom, Four Bathroom Detached Three Storey House occupying a superb corner plot position enjoying a more open location within the popular and now well established development.

Briefly comprising; Entrance Hall, Cloaks/WC, Study/Playroom, Sitting / Dining Room, Kitchen Breakfast Room with Dining/Family Room off, Utility Room. First Floor Landing, Spacious Living Room, Family Bathroom, Bedroom Three & Ensuite, Bedroom Five. Second Floor Landing, Master Bedroom One with Dressing Room & Ensuite Bathroom with separate shower, Bedroom Two & Ensuite, Bedroom Four (presently used as a home office). UPVC D.G. & Gas central heating. Boasting pleasant gardens, excellent tandem garage and driveway. The rear garden is pleasant and secure making it ideal for families and pets, and has the added benefit of not being directly overlooked.

The fine property is within excellent primary & secondary school catchments including Brine Leas Academy. Viewing is absolutely imperative to be able to fully appreciate the outstanding family home on offer.





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 the property will be observed on the left hand side.

STAPELEY & SCHOOLS

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).
 - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).
 - 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).
- (Other excellent schools are also located within the town).

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

Paved pathway leading to the front entrance. Steel casement entrance door finished in a highly attractive 'soft green' colour. Inset matwell, solid oak floor, coving, smoke detector, 2 ceiling light points, radiator. Stairs rising to first floor.

CLOAKS / WC

Low level WC, ceiling light point, pedestal wash hand basin, extractor fan, wall mounted mirror, radiator, continuation of the attractive solid oak floor.





KITCHEN BREAKFAST ROOM

An exceptional sociable & family friendly space providing superb direct access to the beautiful garden with the pleasant leafy aspect beyond.

The kitchen is very much comprehensively well equipped with a particularly attractive light beech effect range of wall, base and drawer units and full height built in cupboards.

Stunning marble effect work surface with inset 1.5 bowl stainless steel single drainer sink unit. Recessed ceiling spotlights, under unit lighting & additional LED soft wash lighting to the walls & over the cooker, UPVC double glazed window and steel casement door to rear, part tiled walls, radiator. Excellent island unit with storage beneath.

APPLIANCES INCLUDE: Range style 'Hotpoint' cooker with electric ovens and gas hobs, extractor over, integrated dishwasher and fridge freezer. Door to Utility Room.

Opening to the Family Dining Room.





FAMILY DINING ROOM

An incredibly flexible room, being perfect as a seating or indeed dining space. Ceiling light point, radiator, two UPVC double glazed windows, two TV points, telephone point, radiator, coving, garage power point, solid oak floor.

UTILITY ROOM

Fitted with a base cupboard with attractive laminate work surface over and inset stainless steel single drainer sink unit. Ceiling light point, tiled splash back, radiator, wall mounted gas central heating boiler. Door to the side elevation, space and plumbing for washing machine, extractor fan, ceramic tile floor.

FORMAL DINING / SITTING ROOM

Ceiling light points, coving, two radiators, two UPVC double glazed windows with a pleasant outlook, oak floor.



OFFICE / PLAYROOM

(Irregular shape). Highly flexible space presently used as a super dedicated storage room. Ceiling light point, two UPVC double glazed windows, radiator, oak effect floor, TV and telephone points, coving.

FIRST FLOOR LANDING

Two ceiling light points, coving, two radiators, two UPVC double glazed windows.





LIVING ROOM

An extremely well appointed and spacious room with a charming vista over the lush & leafy space to the side. Three uPVC double glazed windows, TV point, two ceiling light points, two radiators, contemporary fireplace with gas fire, attractive surround & marble insert and hearth.



BEDROOM THREE

Ceiling light point, radiator, UPVC double glazed window, built in double wardrobe, TV point, door to the Ensuite.



ENSUITE SHOWER ROOM

Corner shower cubicle with bifold door and electric shower (fully tiled where visible), pedestal wash hand basin, low level WC, recessed ceiling spotlights, part tiled walls, extractor fan, UPVC double glazed window to side, cream coloured vinyl floor, shaver point, ladder radiator/towel rail.





FAMILY BATHROOM

Superbly appointed with a panel bath with chrome mixer taps and hand held shower attachment, pedestal wash hand basin, low level WC, recessed ceiling spotlights, ladder radiator/towel rail, part tiled walls, extractor fan, wood effect flooring, wall mounted mirror, shaver point, UPVC double glazed window.

BEDROOM FIVE

Ceiling light point, two UPVC double glazed windows and radiator.



SECOND FLOOR LANDING

Two ceiling light points, smoke detector, loft access, radiator, UPVC double glazed window. Built in airing cupboard.

BEDROOM TWO

Ceiling light point, radiator, UPVC double glazed window, built in double wardrobe, TV point. Door to the Ensuite Shower Room.

ENSUITE SHOWER ROOM

Corner shower cubicle with bifold door and mains shower, low level WC, pedestal wash hand basin, UPVC double glazed window, recessed ceiling spotlights, part tiled walls, cream coloured marble effect vinyl floor, wall mounted mirror, shaver point, extractor fan.





MASTER BEDROOM ONE (SUITE)

An exceptionally spacious & superbly presented room. Ceiling light point, two radiators, two UPVC double glazed windows, TV and telephone points. Open to Dressing Room.

DRESSING ROOM

Ceiling light point, two UPVC double glazed windows, three double built in wardrobes, radiator. Door to Ensuite Bath and Shower Room.

ENSUITE SHOWER ROOM

Corner shower cubicle with bi fold door and mains shower, pedestal wash hand basin, low level WC, recessed ceiling spotlights, UPVC double glazed window to front, ladder radiator, corner bath with chrome mixer taps and hand held shower attachment, extractor fan, marble effect cream coloured vinyl flooring, wall mounted mirror, shaver point.



BEDROOM FOUR

Ceiling light point, radiator, two UPVC double glazed windows. (Presently used as a super home office).

EXTERIOR

The delightful property stands on a wonderful desirable corner plot enjoying leafy aspects to both the front and side. An outstanding feature of the property is the private rear garden - which is something of a rarity within this ever popular mature development and which offers a really wonderful space for both relaxing & entertaining. Attractive boundary wrought iron railings with lawned front garden extending to the side entrance with charming wrought iron entrance gate and with various shrubs & a paved pathway and step to the entrance. The rear garden offers excellent privacy with ample shaped lawn, various established shrubs and plants and a super paved patio - the perfect spot for summer soirees & BBQs.





MASTER BEDROOM ONE (ABOVE)

Pathway to side door of garage and storage useful hardstanding to rear providing a good storage space. Gate to side leading to the driveway which certainly provides ample off road parking. Tandem garage (31'9 x 9'0) with up and over door, power and light.

EPC RATING: C

COUNCIL TAX BAND: G

SERVICES

All mains water, gas, 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

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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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

"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.

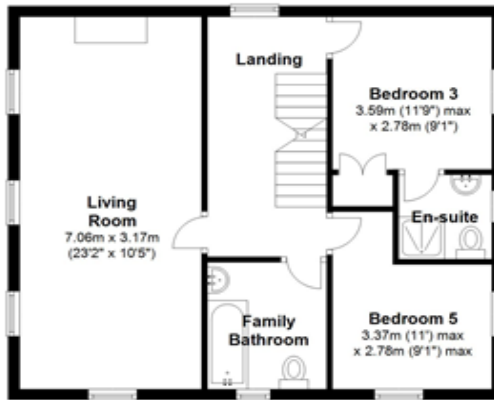






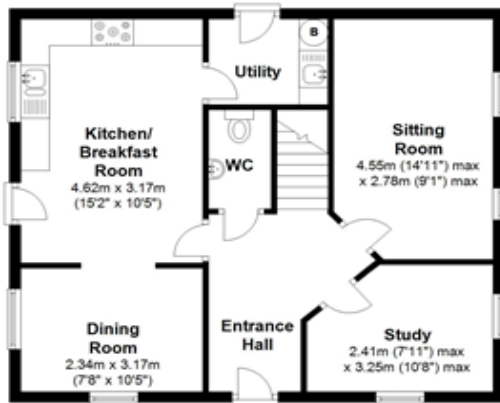
First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



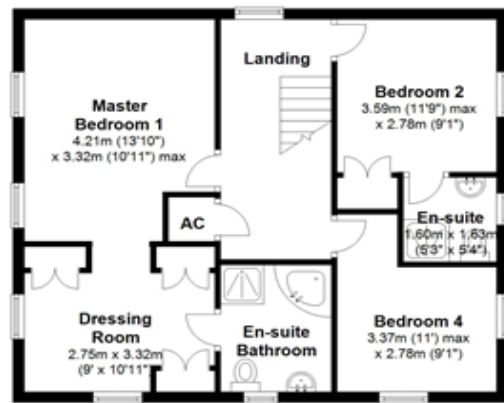
Ground Floor

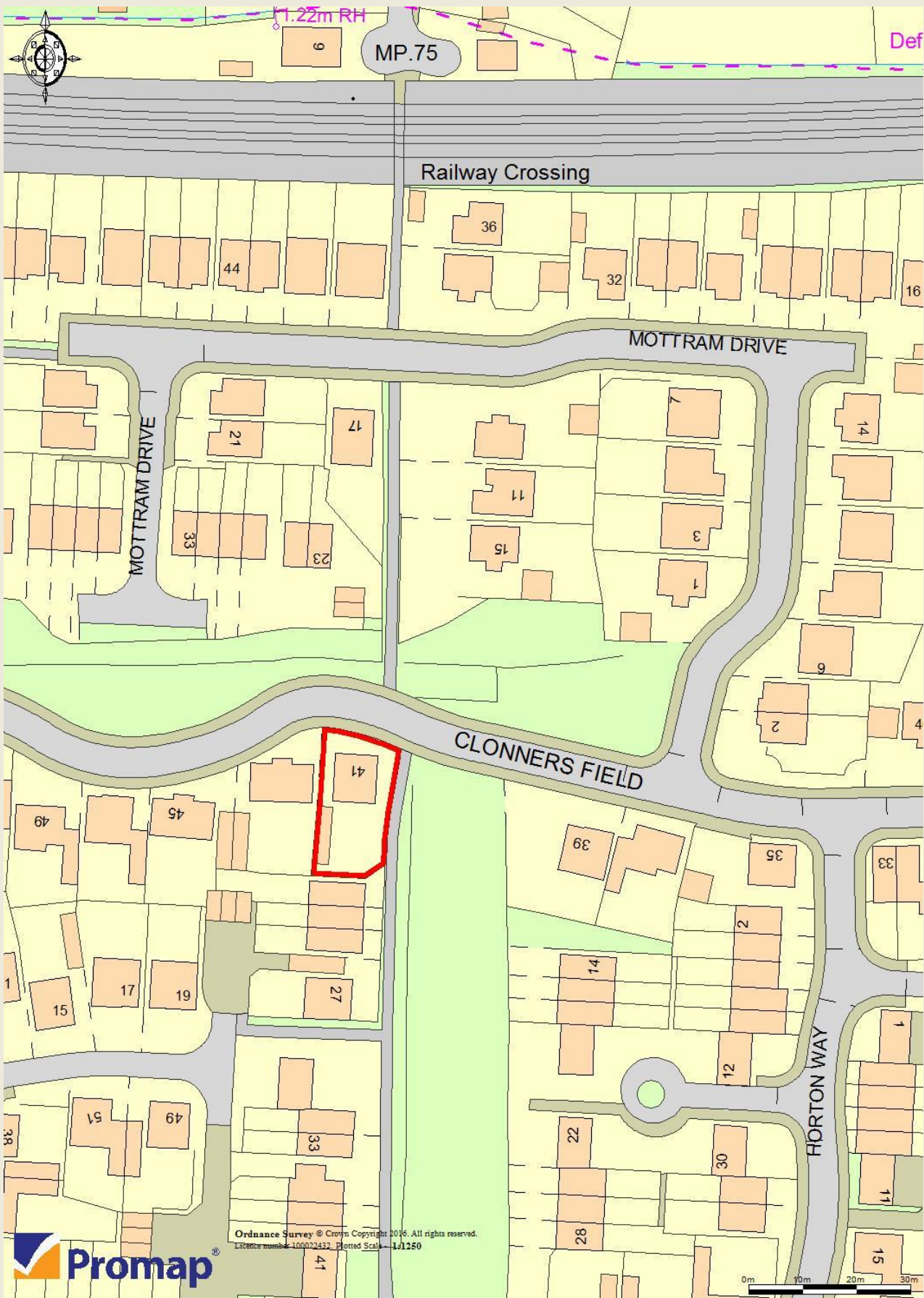
Approx. 58.1 sq. metres (625.2 sq. feet)



Second Floor

Approx. 58.1 sq. metres (625.0 sq. feet)





Wright Marshall
Estate Agents

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