



'WELLSBROOK' | 521A CREWE ROAD | WISTASTON | CHESHIRE | CW2 6PY | OFFERS OVER £460,000



# ‘Wellsbrook’,

## 521a Crewe Road, Wistaston, Cheshire, CW2 6PY

Delightfully & discreetly nestled amidst a pretty leafy location off the popular Crewe Road, this enchanting & distinctive wonderfully spacious detached four bedroom, two bathroom true bungalow is an extremely unique opportunity with superb well appointed interiors and manicured gardens.

Standing in an engaging elevated position approached over an extensive driveway with vast parking & turning provision.

Briefly comprising; Steps & additional gently sloping pathway rising from the driveway to the front entrance with charming seating area. Entrance Hall, Kitchen Diner, Living Dining Room, Conservatory, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom.

With delightful well stocked gardens including lawn, richly planted borders, trees, shrubs & various patios providing glorious places to sit, relax & entertain. Double garage, open car port & external office / workshop.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SUPERB RESIDENCE**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue through the traffic lights passing the vets, proceeding further ahead on Crewe Road. The entrance will be observed on the left hand side, marked by the house name & number.

#### WISTASTON

The property is situated in Wistaston, amidst varied 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. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1 hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

#### 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 1 hr 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;

Sweeping steps & an additional separate gently sloping pathway rise to the front entrance from the extensive driveway.

#### ENTRANCE HALL

UPVC Double glazed entrance door. Wall light points, radiator, wood effect flooring.





#### KITCHEN DINER (15'5" x 11'10" max)

Comprehensively well equipped with a modern range of light wood effect wall, base and drawer units with attractive pale work surfaces and inset single drainer sink unit with mixer tap. Recessed ceiling spotlights. Ceiling coving. UPVC double glazed window with garden outlook. Part tiled walls. Tiled floor. Radiator. UPVC double glazed sliding patio door opening to the seating area. Integrated appliances include eye level double electric oven, hob with extractor over, space and plumbing for washing machine, dishwasher and fridge freezer. ample space for table and chairs.





#### LIVING DINING ROOM (25'11" x 11'11")

Impeccably appointed, the elegantly finished room is surprisingly spacious with a high degree of natural light. Recessed ceiling spotlights. Ceiling coving. Two UPVC double glazed windows to the side. Wall mounted contemporary electric fire. TV point. Two radiators. Double opening doors to the conservatory.

#### CONSERVATORY (12'10" x 11'6")

UPVC double glazed windows. Pitched roof. Radiator. Wall light point. Tiled floor. UPVC double glazed double opening doors to the garden.





**MASTER BEDROOM ONE (11'6" x 13'9")**

Two wall light points. Radiator. UPVC double glazed window with delightful garden outlook to the front. Ceiling coving. Range of fitted wardrobes and drawers with central dressing table and mirror over. Door to the ensuite.

**ENSUITE SHOWER ROOM (5'3" x 7'3")**

Recessed ceiling spotlights. Corner shower with mains shower, grab rails and wall mounted seat. UPVC double glazed window. Part tiled walls. Concealed cistern. WC. Wash hand basin with mixer tap upon base cupboard. Additional sink unit with mixer tap. Wall mounted cabinets. Shaver socket. Ladder radiator/towel rail. Attractive flooring.





**BEDROOM TWO (12'6" x 13'9")**

Ceiling light point. Ceiling coving. UPVC double glazed window. Radiator.

**BEDROOM FOUR (12'10" x 8'10")**

Ceiling light point. Ceiling coving. Radiator. Fitted wardrobe with sliding doors.

**BEDROOM THREE (8'10" x 11'2")**

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window to the rear. Fitted modern corner wardrobes.







### BATHROOM

Easy access 'spa' bath with door and upper glazed shower screen and mains shower over with grab rails (installed in 2014). Fully tiled walls. UPVC double glazed window. concealed cistern WC with cupboard storage. Wash hand basin with mixer tap upon vanity cupboard. Chrome ladder radiator/towel rail. Wall mounted cabinets. Highly attractive flooring.

### EXTERIOR

Discreetly nestled behind trees and approached over a curved extensive paved driveway with outstanding parking and turning which opens to a courtyard style area. Abundantly planted, there is a deep interesting flower border with various shrubs and plants. A gently sloping pathway rises to a charming seating area and brick arch and gate beyond opening to the property entrance with further larger seating area. Additionally sweeping brick built steps also provide access to the property entrance. Steps to the side lawn with hedging leads to a rear good size lawn with attractive paved patio providing a private space for relaxing and entertaining with rich planting and evergreen hedges. (The Wistaston Brook adjoins the property.

### OPEN GARAGE / CAR PORT (10'6" x 16'1")

Timber framed.

### DOUBLE GARAGE (18'1" x 18'1")

Twin timber double opening doors.

EPC RATING: C

COUNCIL TAX BAND: F

### AGENTS NOTE:

Solar panels are fitted at the property.

### SERVICES

All mains gas, water, drainage & electricity 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

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 & 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.

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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

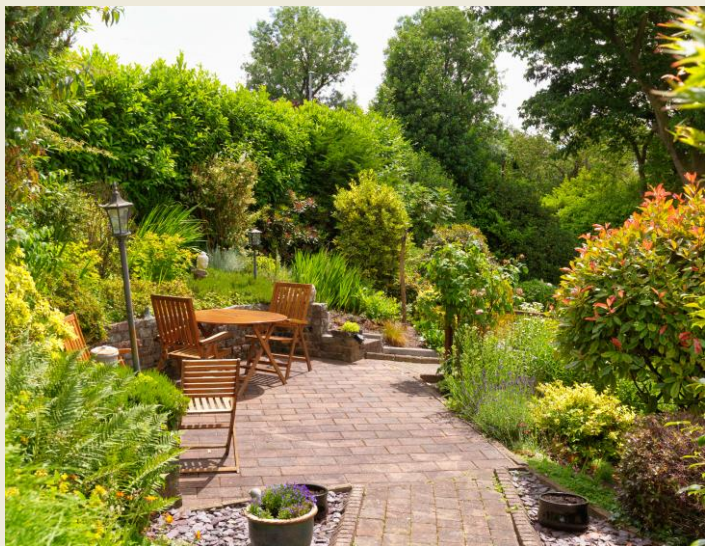
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto: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.

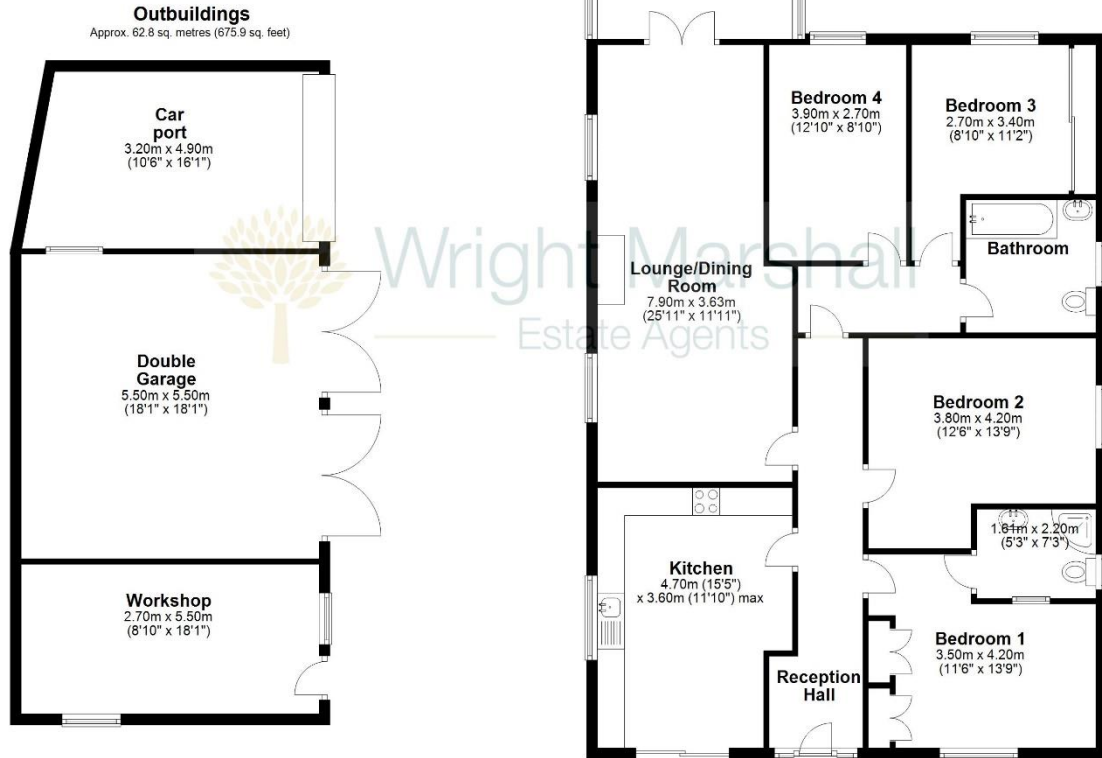






### Ground Floor

Approx. 131.8 sq. metres (1418.2 sq. feet)



Total area: approx. 194.6 sq. metres (2094.1 sq. feet)  
**Wellsbrook**