



'BRAMLEY NOOK', 32A BROAD LANE | STAPELEY | NANTWICH | CHESHIRE | CW5 7QL | OIRO £473,000



An increasingly rare opportunity to acquire an edge of town home of an outstanding specification, convenient for Nantwich itself and adjoining a vista of open fields.

An exceptional high specification unique and meticulously appointed Three Bedroom, Two Bathroom Detached True Bungalow built by Alcock & Bailey (local award winning developer) with features including bi-fold doors and boasting a beautiful open far reaching South Westerly rear aspect.

Briefly comprising; Spacious Entrance Hall, beautifully appointed Living Room with bi-fold doors to the rear enabling full enjoyment of the stunning open view over fields, meticulously presented Kitchen Diner, Orangery, Master Bedroom One with range of fitted wardrobes and En-suite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

Integral single Garage with electric remote roller door & spacious paved driveway to the front. UPVC double glazing throughout and gas central heating.

Stunning South Westerly rear aspect to the cottage style garden to the rear with lawn, Indian stone patio & high specification greenhouse.

In easy walking distance of Nantwich and excellent schools in the area.  
Gas C.H & Double glazing throughout. (10 year NHBC Certificate from 2016).

**VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER**





#### DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout. Turn right, passing Morrisons. At the 'Chic Interiors' roundabout turn left and proceed over the level crossing onto Wellington Road. Continue through the traffic lights by Brine Leas Academy onto Audlem Road. Proceed past 'The Globe' Public House and continue. The property will be observed on the right hand side.

#### STAPELEY

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](mailto: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](mailto: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](mailto:peartreeprimaryadmin@cheshire.gov.co.uk) (Ofsted good). (Other excellent schools are also located within the town).

#### 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

Steel casement part glazed attractive entrance door, three hanging lantern lights, radiator.





**LIVING ROOM (18' 8" x 12' 10")**

The room is delightful, being bathed in an abundance of natural light, ceiling light point, ceiling coving, double radiator, highly attractive fireplace focal point with sophisticated white surround, inset black granite mount and hearth and electric remote control fire, television and TV aerial points, stunning uPVC double glazed bi-fold doors to the rear elevation providing direct access into the south Westerly facing Cottage style garden and enjoying the open view of fields beyond. Door to Hall.





#### KITCHEN DINER (19' 8" x 10' 2")

A most impressive and immaculately appointed room enjoying an abundance of natural light and a charming view of the rear garden. Comprehensively well equipped with a range of solid oak wall, base and drawer units to three elevations. Black granite work surfaces and upstands and brushed steel splashback to hob. Recessed ceiling spot lights, ceiling cornice, large uPVC double glazed window and part glazed uPVC double glazed door to the rear elevation, uPVC double glazed window to the side. Various power points and USB charging ports, under unit lighting, stunning travertine tile floor, abundance of space for dining table and chairs with ceiling light point and radiator, TV point. Door to Hall.

Integrated appliances include: Eye level 'Bosch' microwave oven/grill, 'Bosch' oven/grill, 'Bosch' 5 ring gas hob and extractor over, 'Bosch' fridge freezer, 'Bosch' dishwasher, 'Bosch' washing machine. Integrated tumble dryer.





**ORANGERY (11'2" x 9'2")**

Magnificently constructed and meticulously commissioned by the present owners, the super 'garden room' offers a perfect spot to absorb the charming rear garden & view beyond. Featuring an impressive lantern roof with recessed spotlights, uPVC double glazed windows & double opening French doors there is also a highly attractive tiled floor.



**BEDROOM THREE (14' 1" x 8' 10")**

A spacious double room with ceiling light point, ceiling coving, uPVC double glazed window to the rear, radiator, numerous power points. Presently used as a charming Office / Snug there is ample opportunity to use the room in other alternative ways eg Formal Dining Room, Hobby Room etc.





**MASTER BEDROOM ONE (15' 9" x 10' 2" max)**

A most elegant and chic room, beautifully decorated and incredibly well presented. TV aerial point and numerous power points, ceiling light point, ceiling coving, uPVC double glazed box bay window fitted with plantation shutters, excellent quality fitted dressing table, 2 bedside cabinets and superb range of full height wardrobes with hanging and shelving provisions. Dressing area leading to En-suite Shower Room.



**LUXURIOUS ENSUITE SHOWER ROOM**

An extremely impressive luxurious Shower Room resplendently fitted with beautiful marble tiles, walk in shower (fully tiled where visible) with mains shower, wall mounted back lit mirror, wall mounted wash hand basin with chrome mono bloc mixer tap, low level WC, recessed ceiling spot lights, electric fan, marble tile floor, chrome ladder radiator.







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

A pleasant light and airy room with ceiling light point, ceiling coving, uPVC double glazed window to front fitted with plantation shutters, radiator. Range of fitted wardrobes.

**BATHROOM (8'2 x 7'3 max)**

Fitted in a stunning 'boutique Hotel' style with p shaped bath, curved glass screen and mains shower, wall mounted wash hand basin with chrome mixer tap, low level WC, recessed ceiling spot lights, electric fan, beautifully appointed with stunning marble tiles to the walls and floor, back lit wall mounted mirror, chrome ladder radiator.





#### INTEGRAL GARAGE (18' 6" x 9' 0")

With electric roller door, power and light, wall mount gas central heating boiler.

#### EXTERIOR

Paved driveway to front providing extensive off road parking for several vehicles. Side access. Landscaped South Westerly facing cottage style rear garden, featuring shaped lawn and curved Indian Stone pathway and patio. Beautiful planted borders including Roses. Stunning 'Hartley Botanical' glasshouse with power. Part fencing and hedging to boundaries. Outside cold water tap, electric socket & lighting. Bespoke shed to side of property. The view from the rear garden is truly magnificent, overlooking glorious open fields, which is becoming increasingly rare to find.

#### NOTE:

Fibre Broadband connected.

#### EPC RATING: B

#### COUNCIL TAX BAND: E

#### SERVICES

All mains gas, electricity, drainage and water services are connected (subject to statutory undertakers costs & conditions).

Gas central heating. NOTE: With time and temperature control.

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](mailto: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.





Maylands

5.0m

24

26

30

32a

56.6m

1.22m  
RH

40

42

Pond

**Promap**  
LANDMARK INFORMATION GROUP

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Licence number 100022432. Plotted Scale - 1:1250

0m 10m 20m 30m

### Ground Floor

Approx. 129.0 sq. metres (1388.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.0 sq. feet)

**Bramley Nook**

Wright Marshall  
Estate Agents

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