



24 Weaver Brook Way
Wrenbury | Cheshire



LARCH
PROPERTY

24 Weaver Brook Way

Wrenbury, Nantwich
Cheshire, CW5 8FS

A spacious, detached property with 5 bedrooms, located within a sought-after, contemporary development.

- 5-bed detached property, ideal for family living
- GF: entrance hall, open plan kitchen/living, study, living room, single garage
- FF: double bedroom with shower en-suite, 3 further double bedrooms, 1 single bedroom, family bathroom
- Enclosed garden and patio area
- Contemporary and modern design, fixtures and fittings
- Attached single garage and additional parking spaces
- Well positioned in the village of Wrenbury within walking distance of village facilities
- EPC rating B

Approximate distances in miles:
Wrenbury 1m | Nantwich 5m | Whitchurch 8m
Crewe station 10m | Chester 20m
Manchester 43m | Liverpool 47m

Location

The property is located within a modern and exclusive development, just on the edge of the popular and picturesque village of Wrenbury. The village benefits from a range of amenities to cater for day-to-day needs, including a village shop and post office, doctor's surgery, popular public houses and a primary school.





In terms of transport links, the local village has its own train station with links to Nantwich, Crewe, Whitchurch and Shrewsbury. Crewe Station has express services to London Euston, Manchester Piccadilly and Liverpool Lime Street. The A49 trunk road is also nearby with good links to the north and south.

On the educational front, there is a large selection of private and state schools in the area. Wrenbury village have a popular primary school, walking distance from the property. Kings and Queens schools are in easy reach at Chester, whilst the Tushingham and Bickerton schools are only a short drive.

Description

The house is perfect for family living and has one of the best positions within the recently developed Marbury Meadows.

The ground floor is accessed off a well-maintained brick driveway with lawned and planted areas to the front elevation. The front door leads into the entrance hall, from which most rooms can be accessed. At the end of the hall is an open plan, modern kitchen/living room with integrated appliances and double doors leading onto the patio and garden. Off the kitchen is the main living room with timber flooring and a large bay window. Completing the ground floor is a study and useful utility with sink and WC.

The first floor boasts 1 double bedroom with ensuite, 3 further double bedrooms and a single bedroom.

Completing the first floor is a family bathroom with bath and shower above.



Outside

To the side of the property is a single garage, which has a rear door into the garden. The garden is mainly down to lawn with raised beds along the timber fencing. There is patio laid from the double doors leading from the kitchen/living room.

Services

Mains water, electricity and drainage
EPC rating B

Local Authority

Cheshire East Council
0300 123 5500

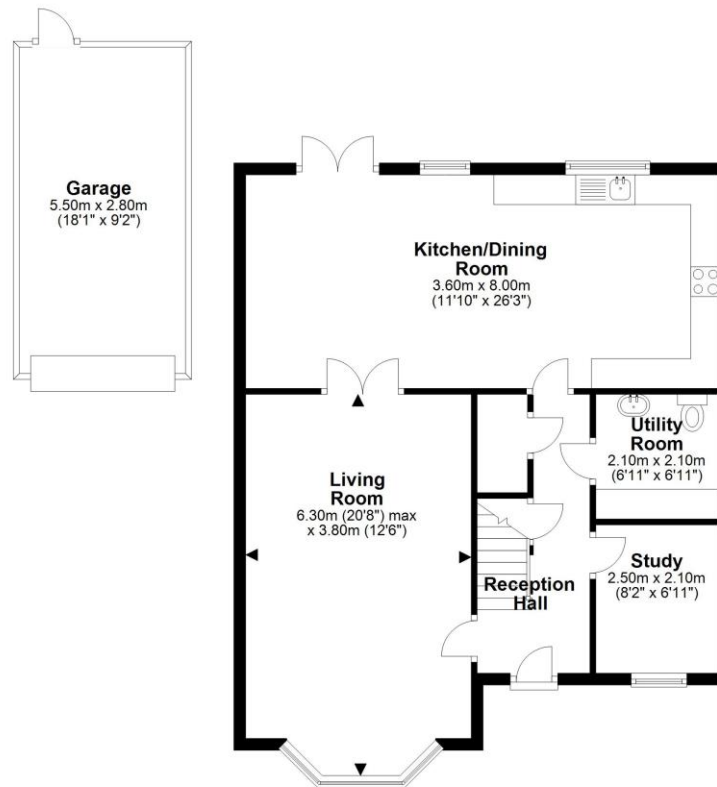
www.cheshireeast.gov.uk

Viewing

Strictly by prior appointment with the agents Larch Property on 01948 666695 or 01743 709249.

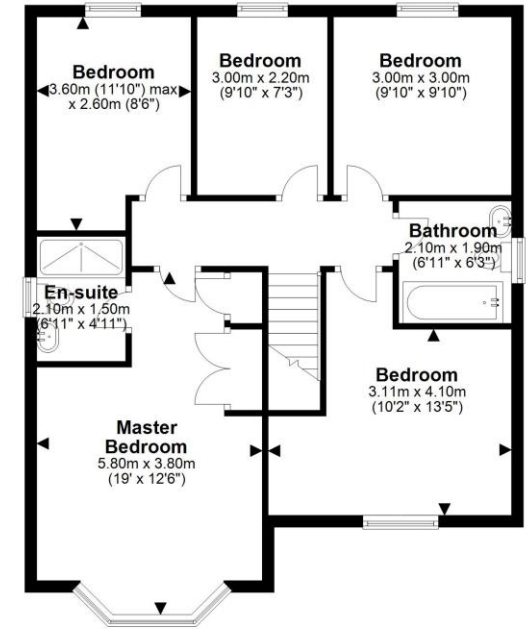
Ground Floor Area (Not Including Garage)

Approx. 71.8 sq. metres (772.7 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 143.9 sq. metres (1548.4 sq. feet)

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