



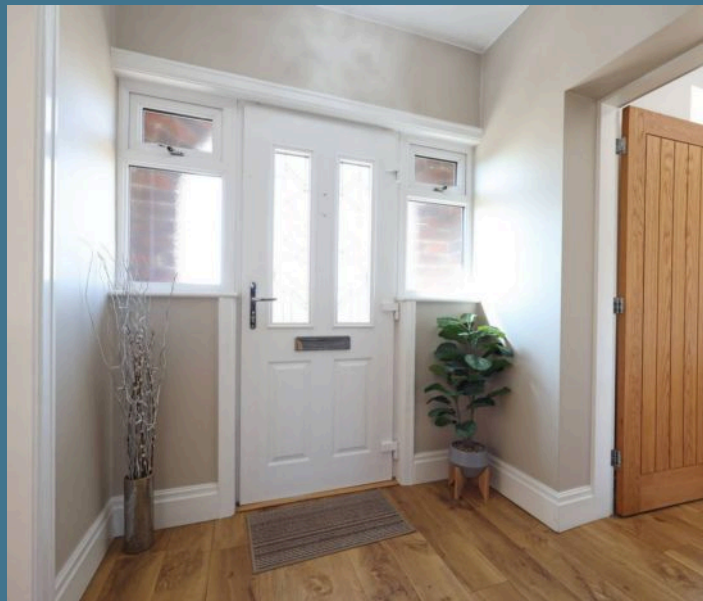
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Nelson House Main Road, Wrinehill - CW3 9BZ
£425,000

A beautifully presented home with a modern interior finish throughout. Extended to provide versatile family accommodation with an impressive open plan dining kitchen and four bedrooms with master having en-suite.

The property enjoys an elevated position to the outskirts of Wrinehill village, situated on the North Staffordshire/South Cheshire border. It commands fine rural views over the surrounding countryside with a long driveway approach providing parking for numerous vehicles and has a modern landscaped low maintenance garden to the rear.

Wrinehill combined with its neighbouring village of Betley offers a wide range of local amenities to include a primary school, doctors surgery, village shop/post office and several public houses/restaurants.





Accommodation in detail comprises;

Entrance hall with glass panelled balustrade staircase to the first floor having understairs storage. Karndean hard flooring runs throughout the majority of the ground floor which includes a separate bay fronted living room enjoying far reaching views over the countryside and is fitted with a gas log burner effect stove within chimney breast. The excellent family dining kitchen is 'L' shaped in format with access from the hallway to either the family or kitchen area. There are modern upright radiators and wall units along with a further bay window over looking the front, having similar rural views from the family area. The dining kitchen has bi fold doors opening onto the rear garden with further window outlook and additional skylights within the extended roof apex.

The kitchen is fitted with an extensive range of contrasting cream and black gloss units with work surfaces and 1 ½ composite sink and having integrated dishwasher beneath. There is a freestanding electric cooking range and a tall range of units with pull out larder cupboards and central space for an American fridge freezer. The kitchen area is finished with a large island breakfast bar with further cupboard and pan drawer units.



Beyond the kitchen area is a separate utility having separate exterior rear access fitted with additional sink and further cream gloss units including central heating boiler cupboard and space/provision for washing facilities. There is also a cloakroom with a two piece W.C and wash hand basin. accessed from the utility.

The first floor is accessed from a split landing with two access points into the loft. There are four good sized bedrooms, enjoying further views over adjacent fields and countryside with the majority of bedrooms having built in wardrobes furniture.

Off the master bedroom is a modern three piece ensuite shower room incorporating enclosed shower cubicle with mains power shower, wall hung wash hand basin. The family bathroom is fitted with a similar style suite comprising 'P' shaped bath with splash screen and mains power shower, wall hung vanity wash hand basin and W.C.

The property stands within an elevated position on a good depth plot providing a long driveway approach and parking for numerous vehicles in front of the house. There is a lawned garden area and a paved sun patio continues to a good width side access and further rear patio. The rear garden has been landscaped with low maintenance in mind which includes a feature sunken seated area, small lawn (partial artificial grass) set within fenced boundary and a garden shed.





Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



