



9 THE PADDOCK | WILLASTON | NANTWICH | CHESHIRE | CW5 7HJ | £699,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# 9 The Paddock,

## Willaston, Nantwich, Cheshire, CW5 7HJ

An extremely desirable, imposing, beautifully appointed & substantial family home, nestled in a charming established leafy village cul de sac, just a short drive from Nantwich. Impressively remodelled to an impeccably high standard, the magnificent family size property has undergone a full scheme of renovation, having been refurbished and redecorated throughout by the current homeowner. The incredibly successful remodelling has culminated in a particularly comfortable home and the impressive alterations include a high specification contemporary 33'0 kitchen dining family room, bathrooms & floorings. The impressively proportioned accommodation with its versatile layout briefly comprises, Entrance Porch, magnificent Reception Dining Hall with fireplace, Cloaks/WC, Study/Playroom, generous Living Room with inglenook fireplace, Kitchen Dining Family Room with 'NEFF' integrated appliances, Utility Room, Separate Cloaks/WC, spacious Conservatory with two sets of French doors to the delightful garden. Impressive Galleried First Floor Landing, superbly proportioned Master Bedroom One with built in wardrobes & Luxurious boutique hotel style Ensuite Bath & Shower Room, Bedroom Two with built in wardrobes, Ensuite/Family Jack and Jill Shower Room, Bedroom Three & Ensuite Shower Room, Bedroom Four with built in wardrobes & Bedroom Five with built in wardrobe. The property is approached over a highly attractive & extensive sweeping driveway providing ample off road parking for several vehicles & an attached double garage. The splendid mature gardens extend to approx. 0.4 acre with a pleasant lawned front garden with borders & a selection of trees with gated access to the wonderful private rear garden. The majestic rear garden is superbly landscaped with a large lawn - ideal for families & pets, and features various attractive seating areas, pathways, well stocked borders, garden shed & a summer house. Viewing is particularly recommended to fully appreciate the wonderful home.







#### DIRECTIONS

From the Agent's Nantwich office on High Street, proceed along Hospital Street (one way system) to the 2nd roundabout by Churches Mansion and take the A51 London Road up to the traffic lights. Continue through this junction and at the roundabout, take the 2nd exit into Cheerbrook Road. Take the right turn into The Paddock, where the property will be observed immediately on the right hand side.

#### WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct. 16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

#### SCHOOLS:

Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: [admin@willastonacademy.co.uk](mailto:admin@willastonacademy.co.uk), email the head: [head@willastonacademy.co.uk](mailto:head@willastonacademy.co.uk)

Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

#### NEARBY NANTWICH

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.







## MAGNIFICENT RECEPTION DINING HALL

### NOTEWORTHY FEATURES:-

New / Replacement:-

Roof, Kitchen & Utility, 'Hive' smart heating and hot water system with 2 additional internal & external security cameras (which can be further extended), ensuite, carpets, flooring, blinds, BT Superfast broadband, garden buildings & landscaping redecoration throughout, lighting & various internal fittings.

### THE ACCOMMODATION:-

With approximate dimensions comprises;

#### ENCLOSED PORCH

External courtesy lighting. Wooden entrance door with double glazed frosted panel & side panes.

Spotlights, coving, radiator, sockets and tiled flooring.

Door to the magnificent Reception Dining Hall & double glazed frosted window to side.

#### MAGNIFICENT RECEPTION DINING HALL

26' 3" x 11' 11" (8m x 3.63m) An extremely impressive grand reception dining hall, with a quality staircase rising to the fabulous first floor galleried landing. Ceiling light points, ceiling coving, recessed ceiling spotlights, telephone point, two radiators, dado rail and elegant 'Amtico' flooring. Attractive period style fireplace with attractive tiled surround, hearth with wooden mantle over.

Double glazed doors to the elegant Sitting Room, and doors to various other principle ground floor rooms.



#### STUDY / PLAYROOM

13' 7" x 10' 2" (4.14m x 3.1m) An excellent sized study ideal for those looking to work from home. The room could of course be used for a variety of different things including a Playroom, Hobby Room, Studio etc. Double glazed windows to side elevations, ceiling light point, ceiling coving, dado rail, radiator, telephone point, fast fibre broadband fitted.

#### CLOAKS / WC

Concealed cistern WC, wash hand basin, recessed ceiling spotlights, double glazed side window.





SITTING ROOM







#### SITTING ROOM

21' 10" x 14' 8" (6.65m x 4.47m) Particularly elegant & comfortable, making an ideal spot to relax in the evenings especially in the winter. An excellent reception room featuring a beautiful inglenook fireplace with feature herringbone brickwork & housing a large gas fire with stone hearth and wooden beam. Double glazed windows to the rear and side elevations, attractive exposed ceiling timbers, wall lights, two radiators, television point, telephone point.







EXTENSIVE KITCHEN DINING FAMILY ROOM







#### EXTENSIVE KITCHEN DINING FAMILY ROOM

33' 3" x 13' 9" (10.13m x 4.19m) A fabulous newly fitted 33'0" open plan space, making it the perfect spot for parties, entertaining or just everyday family life being a real 'heart of the house'. The stunning impeccably appointed kitchen is stylish & contemporary featuring a large central island. Comprehensively well equipped with a sleek range of white wall, base and drawer units with sumptuous & absolutely stunning granite worktops with inset 'Franke' stainless steel sink unit. Recessed ceiling spot lights, ceiling coving, three ceiling lights, television & telephone points, 'Karndean' flooring. Ambient kickboard & worktop lighting. Integrated 'NEFF' appliances include three ovens with induction hob & food warmer, dishwasher and full height integrated fridge and freezer. Double glazed windows to front & side elevations, double glazed French doors opening out to the delightful garden. Doors providing access to the utility room, conservatory & reception dining hall.



#### UTILITY ROOM

6' 6" x 5' 9" (1.98m x 1.75m) Wall & base units matching those in the kitchen with beautiful granite worktops & upstands, inset stainless steel sink. Space & plumbing beneath for washing machine and tumble dryer. Ceiling light point, radiator, 'Karndean' flooring. Double glazed window to the front elevation with attractive garden view and a wooden door with glazing providing rear garden access.

#### WC

6' 6" x 3' 1" (1.98m x 0.94m) White suite with pedestal wash hand basin, WC, double glazed window with frosted glass to the side elevation, ceiling light, radiator, part tiled walls & 'Karndean' flooring.







#### CONSERVATORY

20' 8" max x 21' 1" max (6.3m x 6.43m) An incredibly spacious conservatory fitted enjoying a delightful vista over the rear garden. With two ceiling light points with fans, air-conditioning three radiators, tiled flooring and two sets of French doors opening to the garden.

#### FIRST FLOOR GALLERIED LANDING

Double storage cupboard, double glazed window to the front elevation with attractive outlook, ceiling & wall light points, two radiators. Doors to all bedrooms & 'Jack & Jill' Family Shower Room. Access to the extensive loft space.



#### MASTER BEDROOM SUITE

16' 4" x 13' 7" (4.98m x 4.14m) An elegant & comfortable master suite with built in wardrobes and a stunning ensuite. Double glazed window to the rear elevation with delightful garden view, ceiling light point, ceiling coving, radiator, television point.

#### LUXURIOUS ENSUITE BATH & SHOWER ROOM

9' 1" x 7' 9" (2.77m x 2.36m) An exquisite newly fitted white boutique hotel style Ensuite, fitted with a large walk in shower with rainfall shower head & separate shower attachment, beautiful roll top bath, large wash hand basin with storage beneath & low level WC. Double glazed window to side with frosted glass, ceiling coving, recessed ceiling spot lights, extractor fan, heated towel rail, beautiful fully tiled walls & floor.





MASTER BEDROOM ONE







LUXURIOUS ENSUITE BATH & SHOWER ROOM







### BEDROOM TWO

14' 5" x 12' 9" (4.39m x 3.89m) An excellent spacious room with a range of built in wardrobes and door to the 'Jack and Jill' Shower Room. Double glazed windows to the rear & side elevations with garden views, ceiling light point, ceiling coving, radiator and television point.

### LUXURIOUS 'JACK & JILL' FAMILY SHOWER ROOM

10' 0" x 8' 10" (3.05m x 2.69m) Beautifully newly fitted and incorporating a large walk in shower with rainfall showerhead and separate hand held shower attachment, twin wash hand basins with storage & low level WC. Double glazed window to the rear elevation with frosted glass, recessed ceiling spotlights, extractor fan, chrome heated towel radiator, fully tiled walls and attractive 'Karndean' flooring.







### BEDROOM THREE

13' 8" x 11' 0" (4.17m x 3.35m) Well appointed with a range of built in wardrobes and ensuite. Double glazed window to the side elevation, ceiling light, ceiling coving, radiator & television point.

### ENSUITE SHOWER ROOM

7' 1" x 6' 7" (2.16m x 2.01m) Attractive white suite comprising corner shower cubicle (fully tiled where visible), pedestal wash hand basin and low level WC, recessed ceiling spotlights, extractor fan, radiator, fully tiled walls & tiled flooring.







#### BEDROOM FOUR

13' 11" x 8' 11" (4.24m x 2.72m) An excellent sized double bedroom with built in wardrobes, double glazed windows to the front & side elevations, ceiling light point, ceiling coving, radiator.



#### BEDROOM FIVE

10' 8" x 9' 2" (3.25m x 2.79m) Being a good sized double bedroom with built in wardrobes, double glazed window to the side elevation, ceiling light point, ceiling coving & radiator.

#### EXTERIOR

The property is approached via a large sweeping driveway which provides off road parking for numerous vehicles and leads up to the double garage. There is an attractive lawned area to the side with borders being well stocked with a selection of mature trees, shrubs and plants. Timber gate to side & pathway. A raised slate area with railway sleepers and further shrubs provides another area of interest. Side wall & a timber arch top gate provides access to the enchanting rear garden.

To the rear is a private south facing garden extending to approx. 0.40 acre, being mostly laid to lawn with a generous size York stone patio seating area. A further seating area and with several pathways leads around the garden and leads to a pretty shady spot at the far end. There are decorative slate areas, well stocked borders with a selection of magnificent mature trees, shrubs and plants and also a summerhouse & garden shed. There is plenty of outside lighting, power points and an external tap. In all, the gardens are absolutely ideal for buyers with children and indeed pets, as the grounds are fully enclosed & secure.

#### DOUBLE GARAGE

20' 3" x 19' 10" (6.17m x 6.05m) Extra wide space for two large vehicles and fitted with power sockets and lights. Two up and over doors, window to the side elevation and a new, smart boiler with 'HIVE'.





#### AGENTS NOTE

Due to the size of the plot, there may be the potential to develop the space by way of creating an additional dwelling (please see preparatory sketch), though this is subject to necessary consents & planning permissions.

Buyers are recommended to make any enquiries themselves to the relevant bodies.

EPC RATING: TBC

COUNCIL TAX BAND: G

#### SERVICES

All mains water, gas, electricity & drainage services 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](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

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#### 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.

































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