



## 72 Broad Lane

Stapeley, CW5 7QL



**Price £610,000**

Here at Carters, we are delighted to welcome to the market this exceptional detached family home, with five generously sized bedrooms, this property is perfect for growing families seeking space and convenience.

The property has been thoughtfully extended to cater to the needs of a modern family, ensuring that every corner is utilised effectively. With an incredibly spacious ground floor that boasts an entrance hall, a sitting room, a modern fitted wet room, a spacious kitchen/diner with integrated appliances, a convenient utility/boot room and the living room. The living room is a true showstopper, designed to be the heart of the home, perfect for both relaxation and entertaining. The seamless indoor-outdoor living feature enhances the overall appeal, with panoramic sliding patio doors allowing for a delightful connection with the beautifully landscaped garden.

Heading upstairs, you will find five double bedrooms, with the largest two of these benefitting from walk-in wardrobes- every woman's dream! With three well-appointed bathrooms throughout, including a luxury family bathroom, an en-suite shower room in the main bedroom, and a convenient downstairs wet room, daily routines are made effortless and efficient. Offering kerb appeal and a driveway providing ample off-road parking,

Situated in a semi-rural location, this home is just a stone's throw away from the amenities of Stapeley, providing easy access to local shops, schools, and recreational facilities. This property truly encapsulates the essence of family living, offering both space and style in a desirable setting. Don't miss the opportunity to make this stunning house your new home.

Please call Carters on 01782 470391 to arrange a viewing.

# 72 Broad Lane

Stapeley, CW5 7QL  
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## Entrance Hall

Wooden entrance door to the front elevation. Stairs to the first floor. Access into the downstairs shower room/wet room. Understairs storage. Victorian style radiator. Tiled floor.

## Sitting Room

11'09 x 11'03 (3.58m x 3.43m)  
UPVC double glazed window to the front elevation and one to the rear elevation. TV point. Victorian style radiator.

## Shower Room/Wet Room

Walk mounted shower with dual shower heads, hand wash vanity basin unit and a recessed WC. Extractor fan. Recessed ceiling downlighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

## Kitchen/Diner

27'04 x 11'04 (8.33m x 3.45m)  
Dual aspect UPVC double glazed windows: one to the front and one to the rear elevations. A great selection of high gloss wall, drawer and base units with wood effect work surfaces. Stainless steel sink, mixer tap and drainer. Tilted splashbacks. Built-in wine cooler. Built-in double electric oven, four ring electric hob and extractor hood. Integrated fridge/freezer. Integrated dishwasher. Internal double doors leading into the living room. Two Victorian style radiators. Feature fireplace surround. Recessed ceiling downlighters. Access into the utility/porch. Tiled floor.

## Utility/Rear Porch

Wooden entrance door to the side elevation. UPVC double glazed window to the side elevation. Recessed ceiling downlighters. Extractor fan. Chrome heated ladder towel rail. High gloss wall and base units and wood effect work surface. Space and plumbing for a washing machine. Space for a dryer. Tiled floor.

## Living Room

26'08 x 18 (8.13m x 5.49m)  
UPVC double glazed, sliding patio doors to the whole of side elevation. Recessed ceiling downlighters. Electric, wall mounted fireplace. Two radiators. Tiled floor.

## First Floor Landing

UPVC double glazed window to the front elevation. Shelving units. Victorian style radiator. Wooden flooring.

## Bedroom One

12 (17'03 max) x 9'10 (3.66m (5.26m max) x 3.00m)  
UPVC double glazed window to the rear elevation. Walk-in wardrobe with sensor light. Access to en-suite shower room. Victorian style radiator. Wooden floor.

## Bedroom One En-Suite Shower Room

UPVC double glazed window to the rear elevation. A three piece suite comprising of a shower enclosure with wall mounted shower, hand wash vanity basin unit and a recessed WC. Extractor fan. Shaver point. Radiator. Tiled walls. Tiled floor.

## Bedroom Two

11'09 x 11'02 (3.58m x 3.40m)  
UPVC double glazed window to the front elevation. Victorian style radiator. Wooden flooring.

## Bedroom Three

11'01 x 9'05 (3.38m x 2.87m)  
UPVC double glazed window to the front elevation. Walk in wardrobe. Victorian style radiator.

## Bedroom Three Walk In Wardrobe

Two Velux skylights. Recessed ceiling downlighters. Potential to turn into an en-suite.

## Inner Hallway

Loft access. Recessed ceiling downlighters. Two radiators.

## Bedroom Four

12'09 x 9'02 (3.89m x 2.79m)  
UPVC double glazed window to the side elevation. Radiator.

## Bedroom Five

12'04 x 9 (3.76m x 2.74m)  
UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation. A three piece suite comprising of an L-shaped panel bath, a hand wash vanity basin unit and a recessed WC. Recessed ceiling downlighters. Extractor fan. Shaver point. Partially tiled walls. Two heated ladder towel rails. Tiled floor.

## Exterior

To the front there is picket fence

with small lawn verge.

Plum slate driveway to the side elevation with electric gate and EV car charging point.

Gated access to the rear garden.

Indian paved patio area and lawn to the rear with shed.

## Additional Information

Freehold and council tax band E.

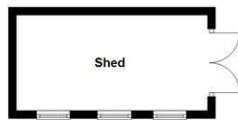
Total Floor Area 160 square metres / 1722 square foot.

## Disclaimer

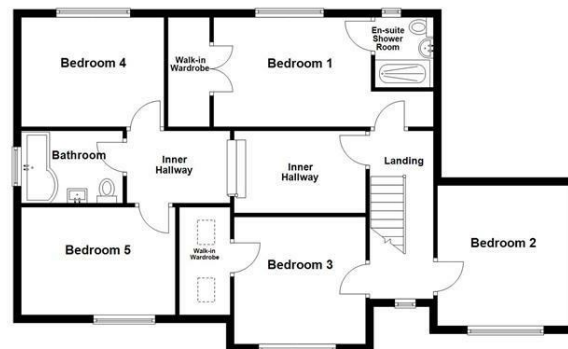
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Tel: 01782 470391





Ground Floor



First Floor

72 Broad Lane, Nantwich



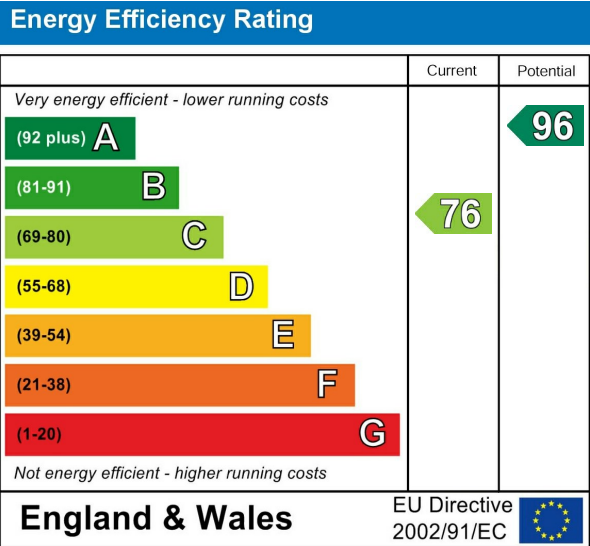
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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