



| HORSESHOE COURT | BLAKELOW | NANTWICH | CHESHIRE | CW5 7TE | OIRO £600,000



# I Horseshoe Court,

## Blakelow, Nantwich, Cheshire, CW5 7TE

This exclusive five bedroom, three bathroom detached residence sits beautifully within a secure gated enclave of just four select homes.

A truly unique bespoke property, it has the benefit of adjoining fields & boasts an unusually large rear garden. Designed with spacious family living in mind, this impressive home offers tremendous accommodation with a good degree of flexibility, all set within a substantial plot in stunning Cheshire countryside, yet just a short distance from Nantwich centre and the A500 and M6 road network. Accessed via highly attractive double opening remote gates giving access to the communal courtyard with landscaped turning circle.

Briefly comprising; Entrance Hall, Living Room, Playroom/Sitting Room, Cloaks/WC. Expansive open plan Kitchen Dining Family Room extending into the vast Garden Room with garden access. First Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four, Bedroom Five & Family Bath/Shower Room.

Detached Double Garage with remote door. Brick paved driveway. Large rear garden with lawn & seating areas. UPVC Double glazing throughout, security courtesy lighting.

The property will certainly appeal to a growing family, built to a high specification with quality and luxurious fittings throughout including 'Villeroy & Boch' sanitary ware alongside superb room sizes which all flow effortlessly in line with modern-day living.

**NO CHAIN**





#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue ahead at the mini roundabout. At the Churches Mansion roundabout turn right onto London Road. Proceed over the level crossing and through the traffic lights to the Cheerbrook roundabout taking the last exit onto the declassified A500 Newcastle Road. A short distance further on there is the left turn where you will then observe the electric gated entrance on the left hand side.

The property will be observed in the far left hand corner of the charming enclave.

#### 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 1 hr 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

Entrance door. Tiled floor. Radiator. Turning staircase leading to the first floor.

#### CLOAKS / WC

Low level WC. Wash hand basin. Radiator. Complementary tiling.

#### LIVING ROOM (17'5 x 13'9)

Double glazed box bay window. Radiator. TV Point.



#### SITTING / PLAY ROOM (14'1 x 10'1)

Double glazed window. Radiator.





#### KITCHEN DINER (35'3 x 10'1)

Comprehensively well equipped with a stunning contemporary range of wall, base & drawer units.

Double glazed window. Stunning range of fitted units comprising a double sink unit with work surfaces adjacent. Full floor to ceiling wall unit in the dining area. Range of base and wall mounted cabinets. Plumbing for a washing machine and space for a tumble dryer. Integrated fridge freezer. Built in 7 ring gas hob with double electric oven and grill. Extractor. Complementary tiling. Concealed wall mounted boiler. Open plan to the Orangery.

#### GARDEN FAMILY ROOM

Certainly a 'wow' space being incredibly 'family friendly' & ideal for entertaining. Two double glazed picture windows to the side. Two sets of bi-fold doors to the rear. Vaulted ceiling/roof. Inset spotlights. TV point. Wooden style flooring.





#### SPACIOUS FIRST FLOOR LANDING

Turning staircase leading to the impressive size landing. Inset spotlights to ceiling. Loft access. Radiator. Built in airing cupboard/store.

#### FAMILY BATHROOM WITH SEPARATE SHOWER

Modesty double glazed window. Full suite comprising a corner shower enclosure with wall mounted shower as fitted and glass doors. Pedestal wash hand basin. Low level W.C. Complimentary tiling. Heated towel rail.





#### MASTER BEDROOM ONE (13'10 x 10'4)

Double glazed window. Radiator. Access through to the dressing area.

#### DRESSING AREA (7'9 max x 3'4 max)

Range of built in wardrobes, two double on either side providing ample storage and hanging space.



#### ENSUITE SHOWER ROOM

Modesty double glazed window. Full suite comprising a double shower enclosure with wall mounted shower and glass doors. Vanity wash hand basin. Low level W.C. Complementary tiling. Heated towel rail.





**BEDROOM TWO (10'1 x 9'3)**  
Double glazed window. Radiator.

**ENSUITE SHOWER ROOM**

Modesty double glazed window. Full suite comprising a corner shower enclosure with wall mounted shower as fitted and glass doors. Pedestal wash hand basin. Low level W.C. Complimentary tiling. Heated towel rail.



**BEDROOM THREE (11'11 x 8'11)**  
Double glazed window. Radiator.

**BEDROOM FOUR (16'3 x 10'4)**  
Double glazed window. Radiator.







#### BEDROOM FIVE / OFFICE (10'4 x 7'2)

Double glazed window. Radiator.



#### EXTERIOR

The property occupies a prime position within this exclusive intimate gated development, being in a prime corner position. There is a large block paved area providing ample parking and a large detached DOUBLE garage with electric roller door.

There is side pedestrian access leading to the extensive rear garden via timber gate. The rear garden is outstanding, an highly unusual for a newer property, making this a superb family home or for buyers who wish to further cultivate / landscape the space.

#### DETACHED DOUBLE GARAGE

Electric roller door. Power and light. Personal door and window to the side.

EPC RATING: C

COUNCIL TAX BAND: G

#### SERVICES

All mains gas, water & electricity are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. Private drainage system.

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. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



#### SALES PARTICULARS & PLAN/S

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.

#### 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.

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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.







