



57 WEAVER BROOK WAY | WRENBURY | NANTWICH | CHESHIRE | CW5 8FS | OIRO £495,000



57 Weaver Brook Way, Wrenbury, Nantwich, Cheshire, CW5 8FS

Positioned in an enviable edge of development location with wonderful views over fields to the side. The exceptional spacious & versatile detached five bedroom, three bathroom freehold family size home offers extremely well appointed chic and stylish accommodation throughout the beautiful village house. Built by Bovis the 'Marbury Meadows' development is a highly popular choice for buyers wanting to enjoy country life whilst benefitting from a thriving village community yet providing easy access & commutability, together with primary and secondary schools within easy distance. There are pleasant countryside walks nearby, the canal & various events taking place in the local area.

The generous accommodation briefly comprises; Entrance Hall, Cloaks/WC, Sitting Room, Kitchen Dining Family Room, Utility Room, Formal Dining Room, Office / Playroom. First Floor Landing, Master Bedroom Suite One with Dressing Area & Ensuite Shower Room, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four, Family Bathroom, Bedroom Five. Lawned front garden with pretty wild flower borders & planting. Tarmac driveway providing excellent off road parking. Single garage. Charming landscaped lawned rear garden again inspired by a cottage style & featuring a patio with timber built pergola being perfect for outdoor dining etc. UPVC D.G throughout & air source heating.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village, past the School on the right hand side. Continue towards the pretty village green and continue towards the canal. The entrance to the pleasant rural development will be observed on the left hand side, continue following the road & bear right towards the edge of the development where the property will be observed on the left hand side.

WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.



NEARBY 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 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.



AGENTS NOTE:-

The present vendors have considerably enhanced the super detached residence since first purchasing with recent enhancements including; Stunning plantation style shutters fitted to the Sitting Room & Office / Playroom.

UPVC double glazed personal door fitted to the side of the garage providing direct garden access.

Additional rear patio laid providing a charming extra spot to relax. Newly installed timber shed to the rear garden.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS / WC

OFFICE / PLAYROOM (9'10 x 7'10)





SITTING ROOM (15'2 x 12'10 max)

FORMAL DINING ROOM (12'2 x 10'2)





KITCHEN DINING FAMILY ROOM (20'4 x 12'2)



UTILITY ROOM





FIRST FLOOR LANDING

FAMILY BATH & SHOWER ROOM



BEDROOM FOUR (9'10 x 8'10)



BEDROOM FIVE (10'2 x 8'7)



MASTER BEDROOM ONE (20'4 max x 11'6 max)

ENSUITE SHOWER ROOM





BEDROOM TWO (12'5 x 10'2)

BEDROOM THREE (10'2 x 8'10)

ENSUITE SHOWER ROOM





EXTERIOR

The gardens are utterly delightful particularly with the benefit of adjoining open fields to the side. Approached over a Tarmac driveway providing ample off road parking there is a single garage to the rear with up & over door and recently fitted personal side door leading to the rear garden. Pathway leading to the front entrance is accentuated by a charming wild flower border and additional pretty planting. The rear garden has been incredibly well thought out to maximise the enjoyment of the properties position and is both lawned and permeated with delightful planting and two good size patios one of which features a timber pergola over which creates an excellent spot to dine or just sit & and relax. The planting is a soft cottage style with an Apple tree and various climbers. Timber shed for storage is discreetly nestled. In all, the exterior space is a delight and is sure to impress discerning buyers and enthusiastic gardeners.

SINGLE GARAGE (8'1 x 9'2)

EPC RATING: B

COUNCIL TAX BAND: F

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Air source 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

Presumed 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 & PLANS

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.



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!

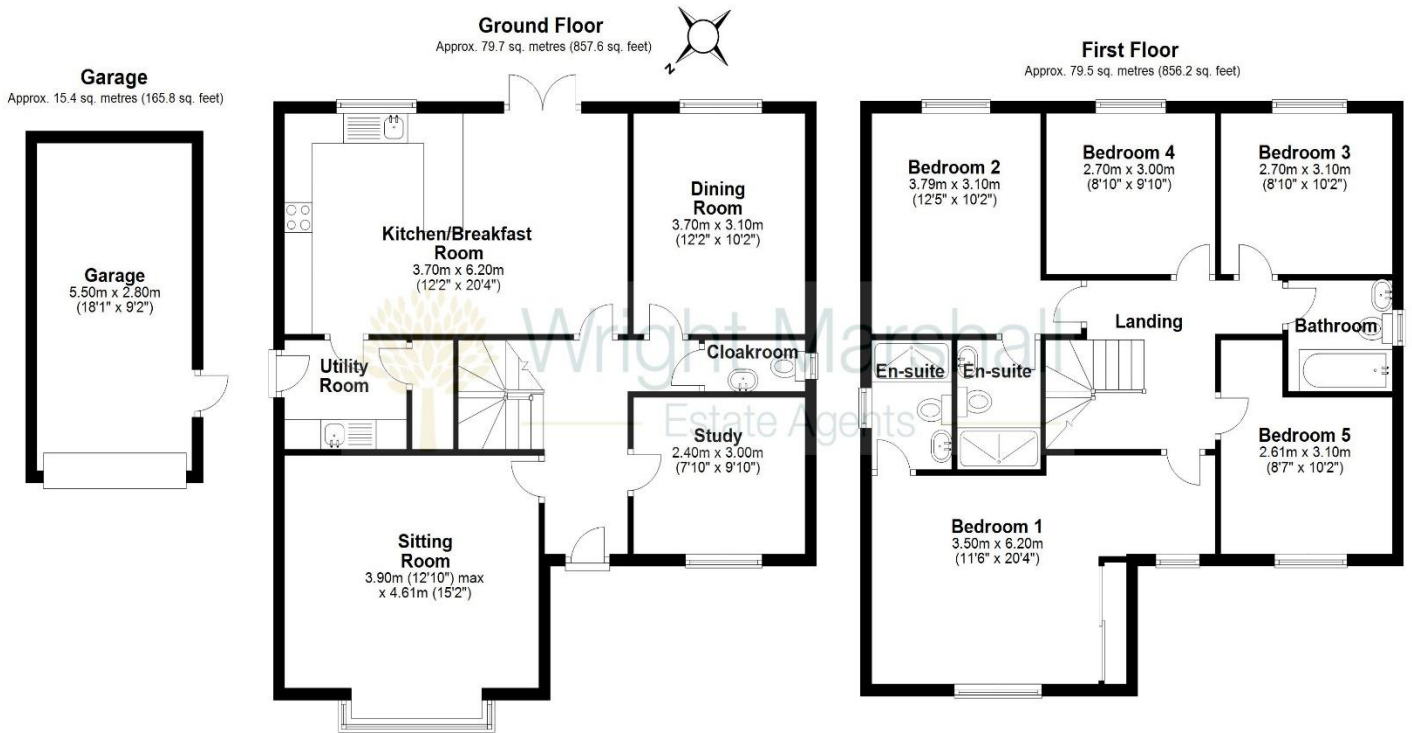
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.







57 Weaver Brook Way

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk