



6 PARKFIELD DRIVE | NANTWICH | CHESHIRE | CW5 7DB | OIRO £795,000





Situated in a highly regarded & sought after position in a delightful leafy residential road in Nantwich town.

The fine period residence is a distinctive property boasting impeccably appointed & stylish interiors. Wonderfully inviting, the beautiful double fronted detached house has been superbly enhanced & extended by the present owners and features a wealth of period character including parquet flooring, whilst pleasing modernity permeates the charming home throughout, creating a joyous atmosphere.

The stunning accommodation briefly comprises; Reception Hall, Cloaks WC, Living Room, Formal Dining Room, Magnificent Family Room, Breakfast Kitchen, Utility Room. First Floor Landing, Bedroom One, Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bath & Shower Room.

Attached Single Garage & extensive driveway with shaped lawn & a selection of specimen trees. South facing mature rear garden predominantly laid to lawn with excellent paved entertaining & seating area. Highly attractive established shaped planted borders being richly stocked. Additional seating area with timber pergola. The rear garden has the benefit of not being directly overlooked to the rear, making this a highly enjoyable garden space.

Elegant original windows to front & recently replaced uPVC double glazed windows to the rear.  
Recently fitted gas central heating boiler.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the agents office along Hospital Street, continue to the mini roundabout & turn right passing Morrisons Supermarket. At the roundabout turn left into Wellington Road & proceed over the level crossing. Turn left into Parkfield Drive & the property will be observed on the right hand side.

#### 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.







THE ACCOMMODATION:-  
With approximate dimensions, comprises;

RECEPTION HALL



CLOAKS WC







LIVING ROOM (16'1 x 15'5 max)







FORMAL DINING ROOM (16'1 x 10'6)







MAGNIFICENT FAMILY ROOM (16'1 x 19'4)











BREAKFAST KITCHEN (9'6" x 15'1")



UTILITY ROOM





FIRST FLOOR LANDING

BATH & SHOWER ROOM



BEDROOM THREE (9'7 max x 10'2)



BEDROOM FOUR (6'7 x 8'10)





BEDROOM ONE (14'1 x 10'6)

SHOWER ROOM







**BEDROOM TWO (10'2 x 11'6 max)**

**ATTACHED SINGLE GARAGE (17'9 x 8'10)**

#### **EXTERIOR**

Attached Single Garage & extensive driveway providing ample off road parking and turning provision. Shaped lawn & a selection of specimen trees. Timber gate to side providing rear garden access. South facing mature rear garden of an ample space being predominantly laid to lawn with excellent paved entertaining & seating area with small stone wall & planting directly to the rear of the property. Highly attractive established shaped planted borders being richly stocked. Additional seating area with timber pergola. The rear garden has the benefit of not being directly overlooked to the rear, making this a highly enjoyable garden space.

**EPC RATING: D**

**COUNCIL TAX BAND: E**

#### **SERVICES**

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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](mailto: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.

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#### **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](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.



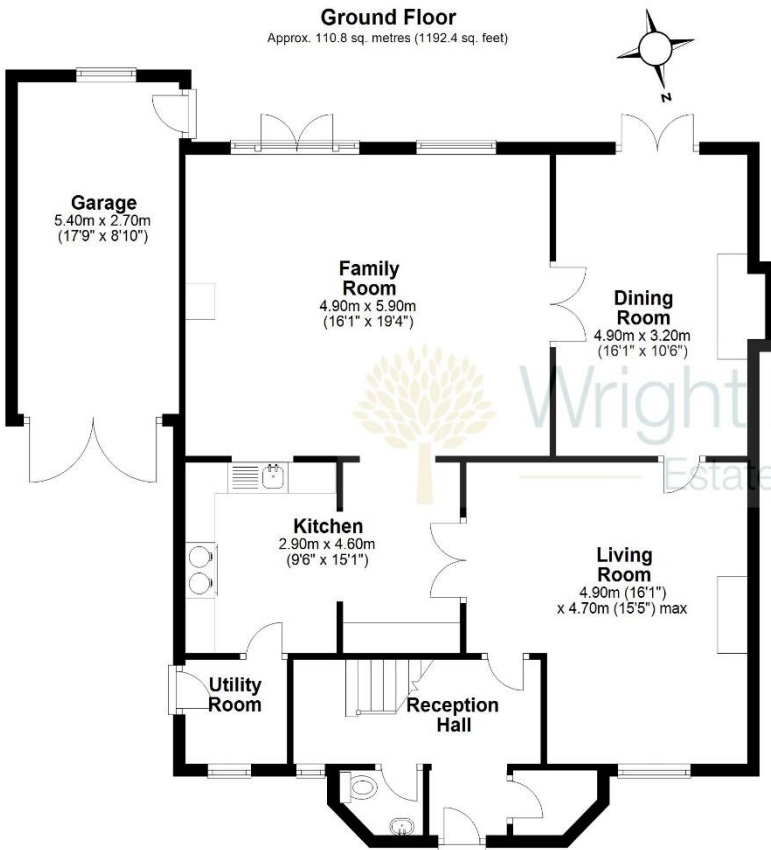






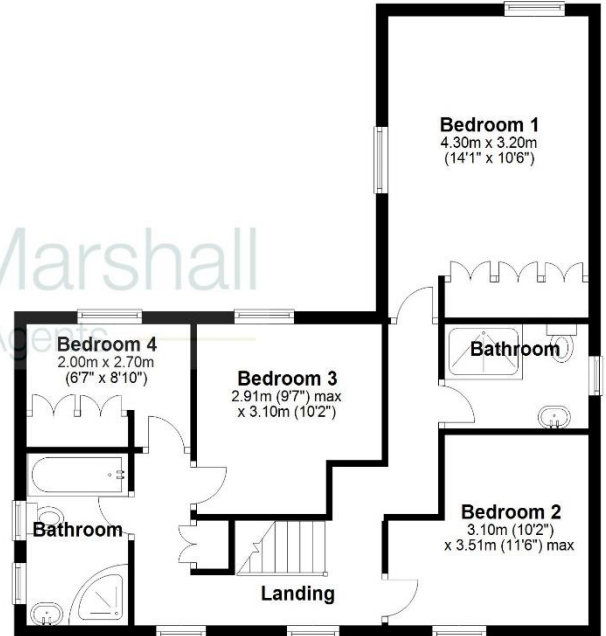
### Ground Floor

Approx. 110.8 sq. metres (1192.4 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 172.6 sq. metres (1857.4 sq. feet)  
6 Parkfield Drive