



'HILLCREST' | 463 CREWE ROAD | WISTASTON | NANTWICH | CHESHIRE | CW2 6QU | OIRO £565,000



Standing in a glorious mature & leafy location well set back from sought after Crewe Road, the intriguing impeccably appointed & deceptively spacious extended detached house boasts a wealth of charm throughout the quality family size residence. The sensational accommodation (approx 2900 sq ft) briefly comprises; Reception Hall with magnificent tiled floor & original staircase with contemporary glass, Cloaks WC. Lounge with wood burning stove & glazed doors opening to Dining / Sitting Room. Doors opening to large Garden Room, Kitchen Breakfast Room, Family / Dining Room. First Floor Landing, Bedroom One, Bedroom Two, Shower Room, Bedroom Three, Bedroom Four, Bedroom Five, Luxurious extremely large Bath & Shower Room. Externally, the property is approached through attractive shaped brick walls with statue details & accessed over an extremely generous brick paved driveway providing excellent off road parking & turning (with an abundance of space for vehicles, motorhomes, etc). Integral single garage with electric roller door. Good size side carport with gated store providing additional covered parking / storage space. Outstanding generous large lawned rear garden with excellent seating / entertaining areas and glorious planting, trees & shrubs throughout. Timber summerhouse / cabin. The secure garden provides a wonderful space for families & pets and also boasts a high degree of privacy with the benefit of not being overlooked to the rear. In all the charming substantial property offers the best of period sophistication & ideal commutability with a mainline railway station & road networks a short distance away, whilst being in easy distance of Nantwich and schools in the area, making this home perfect for a wealth of discerning purchasers. Gas C.H & Double glazing throughout.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF CHARACTER ACCOMMODATION & EXCEPTIONAL LANDSCAPED GARDEN

NO CHAIN





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be observed on the left hand side (before the turn for Princess Drive).

WISTASTON

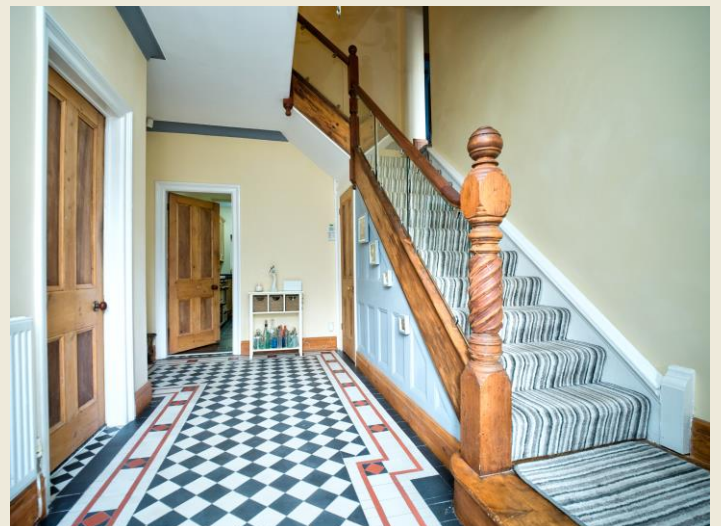
The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

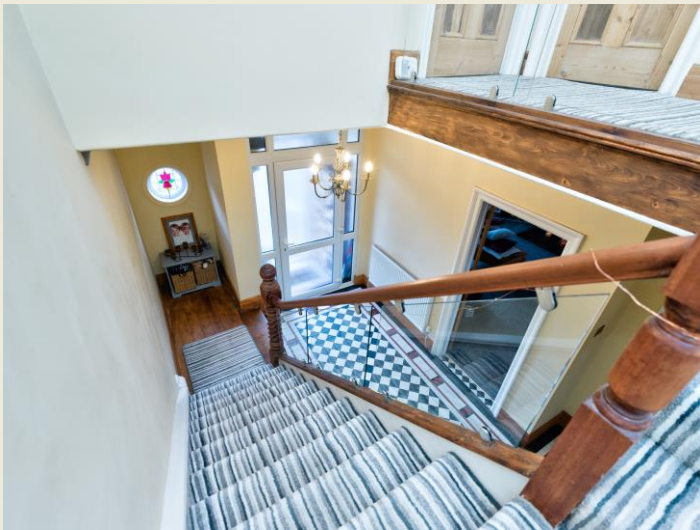
NEARBY NANTWICH TOWN

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

'Hillcrest' built in the 1920's with exceptional flair & style, offers outstanding characterful accommodation extending to approx 2900 sq ft & retains much charm yet has been wonderfully enhanced & extended by the present owners to now provide a comfortable yet super spacious family friendly residence with a high degree of versatility, being nestled in a highly regarded mature locality. Boasting an extremely large well established rear garden with plenty of space to relax & entertain, there is also a charming 'secret garden' to the front with wood store. Rarely does a property come to the market which offers such a great blend of originality & contemporary flair, therefore we highly recommend prompt viewing. Note: Numerous original internal pine doors are fitted throughout the property.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH

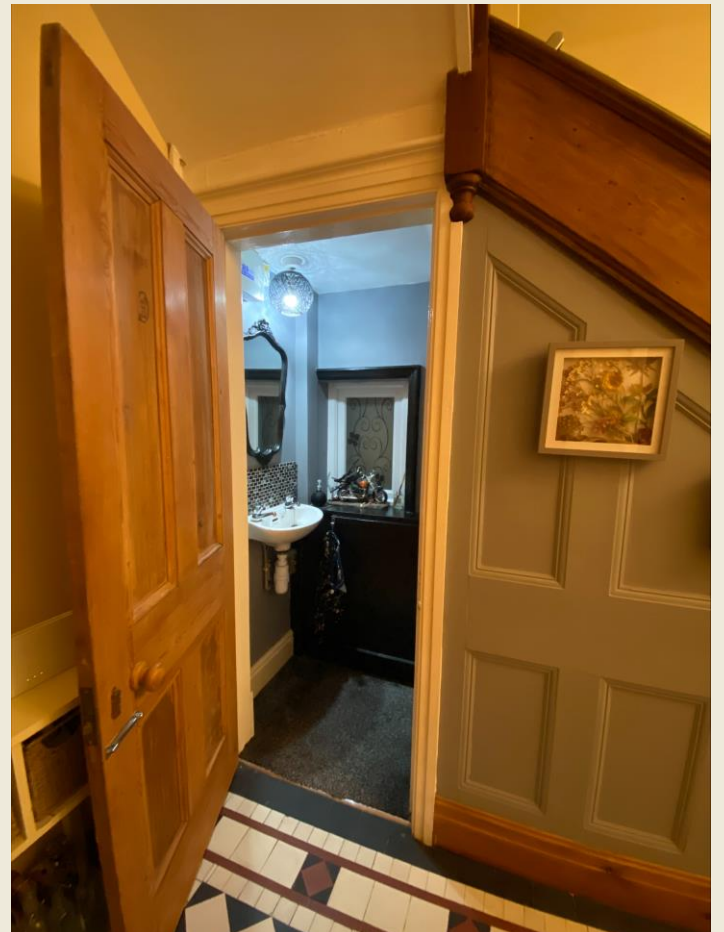
UPVC Double glazed entrance doors. Excellent storage provision & internal door opening to the substantial Reception Hall.

RECEPTION HALL

Elegantly styled with impressive original floor tiles featuring border detail, ceiling coving, original solid wood newel post & feature contemporary glass and timber balustrade rising to the first floor. Panelling & door to cloaks wc, radiator, ceiling light point.

CLOAKS WC

Low level WC, wash hand basin, light point.





LOUNGE (15'9" max x 14'5")

Of a sensational size, the comfortable & elegant room features a beautiful large uPVC double glazed box bay window to the front elevation with pretty stained glass inserts & fitted with highly desirable plantation style shutters (Sanderson), ceiling light point, ceiling coving, picture rail, wall light points, uPVC double glazed window to the side, TV point, chic recently fitted wood burning stove upon slate hearth, radiator. Stunning part glazed twin bi folding doors leading to the Dining Sitting Room.



DINING / SITTING ROOM (16'5" x 12'10")

Being also superbly proportioned enjoying a dual aspect, featuring ceiling light point, delightful ceiling, ceiling coving, picture rail, radiator, wall light points, window to the side fitted with chic plantation shutters (Sanderson), fireplace recess (has pipe should the fitting of a gas fire be required), UPVC sliding patio doors opening to the Garden Room & door to the Reception Hall.





KITCHEN BREAKFAST ROOM (14'9" x 10'10")

Comprehensively equipped with a timeless range of oak wall, base & drawer units and breakfast bar. Attractive roll top granite effect work surfaces with inset sink unit & mixer tap. Ceiling spot lights, ceiling coving, uPVC double glazed window to the rear with wonderful garden outlook. Part tiled walls & beautiful 'Karndean' high quality tile effect flooring with border detail. Integrated appliances include; AGA style range cooker, fridge, freezer & dishwasher. Large opening leading into the Family Dining Room. Note: If required, buyers could enlarge the space subject to necessary consents to create a vast kitchen dining family room, though the space works extremely well presently.



FAMILY DINING ROOM (27'3" x 8'2")

Ceiling light points, three uPVC double glazed windows & French doors opening to the Garden Room, Herringbone style wood effect flooring, radiator. Cupboard housing gas boiler, space & plumbing for washing machine & tumble dryer.





GARDEN ROOM (19'8" max x 31'11" max)

An extremely surprising & quite magnificent size room.

Presently, the family have used the space for leisure activities & as a garden room however for buyers the possibilities are abundant. The view of the garden is sublime & for anyone who relishes entertaining this could be a phenomenal party space.

There is ample space for a hot tub, sitting, relaxing, pool table etc.

Paved flooring, three sets of uPVC double glazed French doors opening into the garden, power, light & polycarbonate roof.





FIRST FLOOR LANDING

Light point.



LUXURIOUS BATH & SHOWER ROOM (14'5" x 10'6")

Most certainly a 'wow' space having been recently refitted to an exacting standard. Featuring a large sunken 'Jacuzzi' style bath with decorative curved tile front & mixer taps with hand held shower attachment. Concealed cistern WC, large corner walk in shower with contemporary glass, matching decorative tile recess & mains shower, wall mounted wash hand basin with contemporary drawer unit beneath, uPVC double glazed window to the rear, fully tiled walls, recessed ceiling spotlights, tall chrome ladder radiator/towel rail, loft access, extractor fan. Elegant tiled floor with under floor heating.





BEDROOM ONE (15'9" max x 14'5")

Ceiling light point, picture rail, large uPVC double glazed box bay window to the front elevation with feature stained glass details & enjoying a pleasant outlook, additional window to the side, radiator.

BEDROOM FOUR (12'2" x 8'2")

Ceiling light point, radiator, uPVC double glazed window to the rear.

BEDROOM FIVE (8'10" x 8'10")

Ceiling light point, picture rail, uPVC double glazed bay window with feature stained glass detail, radiator.

SHOWER ROOM

Corner shower with electric shower. uPVC double glazed window to the side, pedestal wash hand basin, low level WC, wood floor, radiator. (Both Bedroom Three & Bedroom Four use the Shower Room in the extended wing of the house).





BEDROOM TWO (16'5" x 12'10")

(Presently being used as the principle bedroom).
Ceiling light point, picture rail, large uPVC double glazed box bay window to the rear elevation with an outstanding outlook over the beautiful rear garden, additional window to the side, radiator.

BEDROOM THREE (14'5" x 8'2")

Ceiling light point, uPVC double glazed window with stained glass details to the front elevation, radiator, wood effect flooring.



INTEGRAL SINGLE GARAGE (14'5" x 8'2")

Electric roller shutter door, power & light. The space has the opportunity to utilise for a variety of uses if required.

EXTERIOR

Ornate highly attractive wrought iron double opening gates with attractive curved brick walls opening to the expansive brick paved driveway providing superb parking provision for approx. 8 vehicles. (There is space for motorhome etc if required). A good size carport provides additional parking with gated store – this could easily accommodate two vehicles. The pretty front garden is richly planted with established shrubs & trees and features an enchanting 'secret garden' with pathway leading to a charming wood store. Of a highly generous size, the large established rear garden is predominantly laid to lawn making is easy to maintain & provides the perfect family friendly garden or indeed secure space for pets. Richly stocked with plants, shrubs & trees, there is also a superb entertaining patio being the perfect spot to rest, entertain & enjoy the wonderful garden. To the far end of the garden is a timber cabin which provides great storage, and again could be used differently if preferred. Established homes offering such generous gardens & parking space are becoming increasingly rare to find & certainly a property of which the garden is not overlooked directly at the rear.

EPC RATING: D

COUNCIL TAX BAND: F





SERVICES

All mains water, electricity, gas & 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. 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

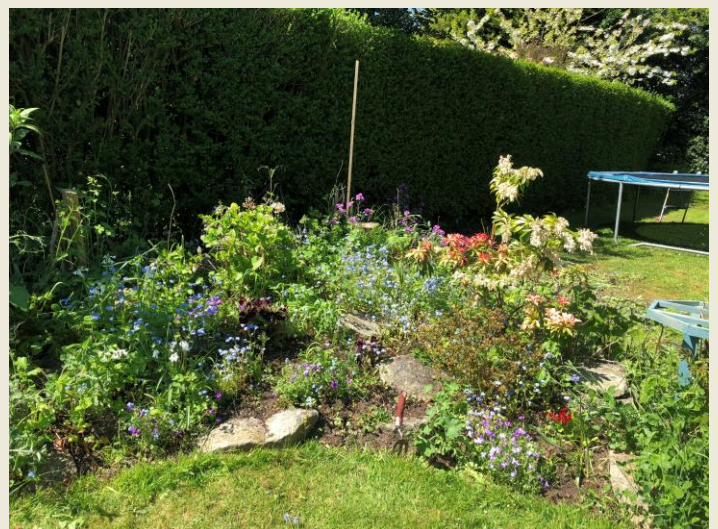
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FINANCIAL ADVICE

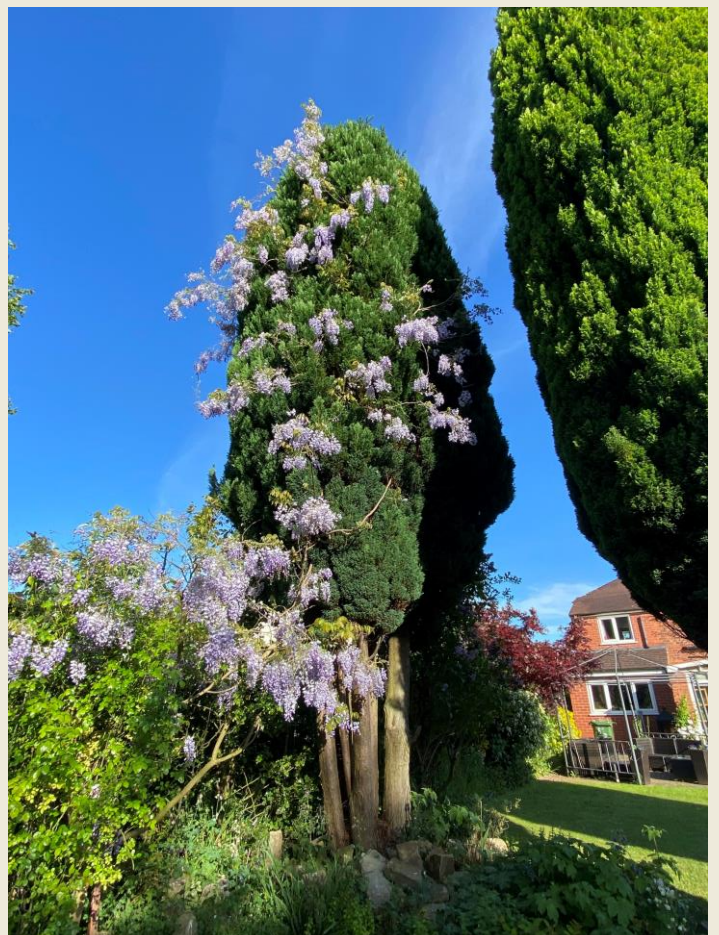
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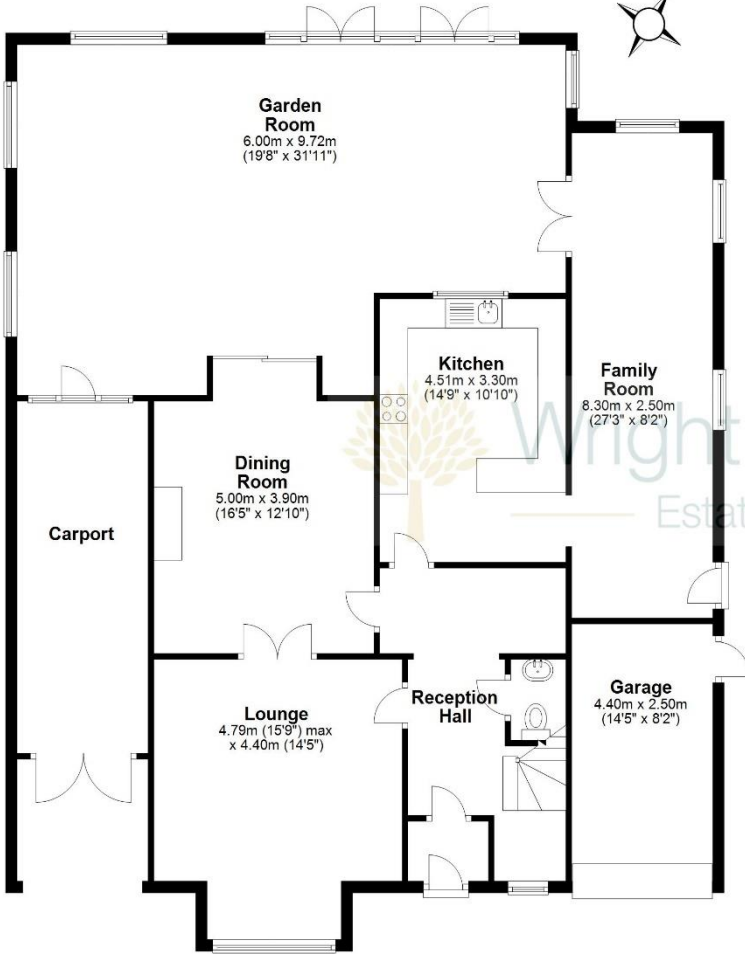






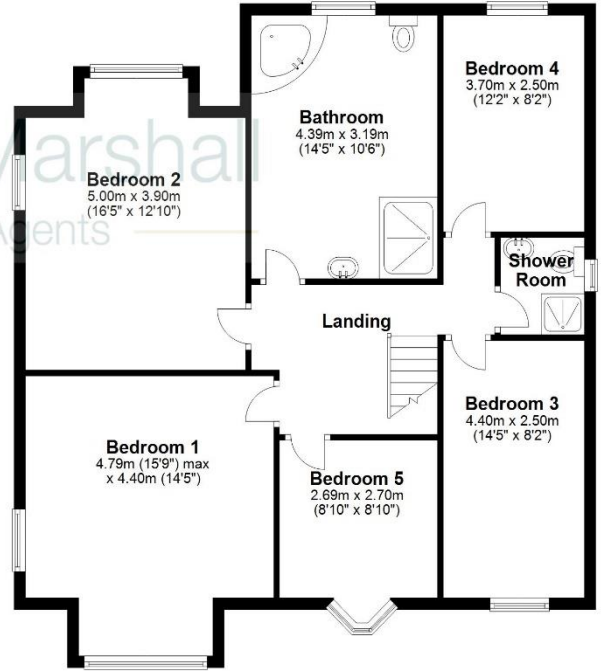
Ground Floor

Approx. 175.0 sq. metres (1883.5 sq. feet)



First Floor

Approx. 95.3 sq. metres (1025.4 sq. feet)



Total area: approx. 270.2 sq. metres (2908.8 sq. feet)

463 Crewe Road

Wright Marshall
Estate Agents

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