



2 TILSTONE CLOSE | HOUGH | CHESHIRE | CW2 5RQ | OFFERS OVER £335,000





A rare opportunity to acquire an exceptional remodelled & modernised Detached Three Bedroom, Two Bathroom True Bungalow with exceptional deceptively spacious extended accommodation presented in a stunning open plan contemporary style.

Briefly comprising; Living Room, Kitchen opening to Dining Room with atrium roof, Master Bedroom One with Large Ensuite Shower & Dressing Room with atrium roof, Bedroom Two, Bedroom Three, Shower Room.  
UPVC D.G. & GAS C.H.

Driveway & lawn to front. A superb lawned rear garden adjoining the village green.

Viewing is imperative to appreciate the stunning accommodation.

**NO CHAIN**







#### DIRECTIONS

Proceed from the agent's Nantwich office along Hospital Street up to the mini roundabout, continue across to the next roundabout in front of Churches Mansion. Take the 2nd exit onto London Road and continue through the traffic lights to the main roundabout with the A500. Take the 4th exit and proceed along the Newcastle Road. Turn right into Cobbs Lane, turn right again into Rushton Drive & take the left turn into Tilstone Close. The property will be observed on the left hand side.

#### HOUGH

Situated within a short distance from Hough Common juts off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

#### NEARBY SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305. The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wyburnbury. A network of lanes connect the B5071 with adjacent

villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

#### 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.







#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE

UPVC double glazed entrance door, recessed ceiling light points, radiator.

#### LIVING ROOM (17' 9" max x 15' 6" max)

An outstanding & spacious room with 2 ceiling light points, uPVC double glazed bay window to front, TV & telephone points, telephone point, engineered limes effect oak floor, radiator.

#### INNER HALL

Ceiling light point, radiator, 2 built in cupboards with shelving & hanging provision.





#### SUPERB CONTEMPORARY KITCHEN (12'2 x 7'11')

Beautifully presented opening onto the Dining Room. Well equipped with a stunning contemporary range of white gloss soft close wall, base & drawer units to two elevations. Wood effect roll top laminate work surface with inset stainless steel single drainer sink unit & mixer tap. Recessed ceiling spot lights, uPVC double glazed door to side, tile effect floor. Integrated appliances include; 'Bosch' 4 ring electric hob, extractor hood over, eye level 'Beko' double electric oven/grill, fridge freezer & dishwasher.



#### DINING ROOM (11'0 x 8'7)

Stunning atrium roof with lantern glazed centre & recessed ceiling spot lights, 2 uPVC double glazed windows to sides & uPVC double glazed French doors to rear, radiator, TV point, engineered limed effect oak floor. A pleasant view of the garden may be enjoyed from this room.







#### MASTER BEDROOM ONE (12'8 x 9'11)

Ceiling light point, radiator, engineered oak effect flooring. Glazed panel & glazed door opening to the luxurious Ensuite & Dressing Room.



#### ENSUITE SHOWER & DRESSING ROOM (9'11 x 8'4)

An exceptional space with a large walk in shower featuring mains fixed head shower with additional hand held attachment. Concealed cistern WC & wash hand basin inset into an attractive vanity unit with cupboards beneath. Atrium roof with lantern glazing & recessed ceiling spot lights. 2 UPVC double windows on rear, extractor fan, chrome ladder radiator, engineered limed oak flooring, shaver point.





#### CONTEMPORARY SHOWER ROOM

Large walk in shower with over size fixed head mains shower, low level WC, pedestal wash hand basin, recessed ceiling spotlights, extractor fan, uPVC double glazed window to side, chrome ladder radiator, marble effect part wall covering, continuation of flooring.

#### BEDROOM TWO (17'5 x 7'3)

An outstanding space with 2 ceiling light points, uPVC double glazed window to rear, radiator, engineered oak floor.



#### BEDROOM THREE (17'11 x 6'11)

Recessed ceiling light points, radiator, continuation of flooring, uPVC double glazed window to front.







#### EXTERIOR

The property enjoys a lawned area to the front & Tarmacadam driveway providing off road parking for 2 vehicles. Gated side access to rear. The rear garden is very pleasant & adjoins the village green therefore benefitting from a pleasant more open aspect. Pathways, established shrubs & timber shed. Timber fence panels to boundaries.

#### EPC RATING: C

#### COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, drainage & electricity 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.

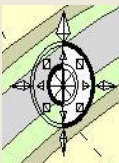
#### FINANCIAL ADVICE

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.









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**Promap**  
LANDMARK INFORMATION GROUP

0m 10m 20m 30m



# Floor Plan

Approx. 94.9 sq. metres (1021.8 sq. feet)

