



36 CLONNERS FIELD | STAPELEY | NANTWICH | CHESHIRE | CW5 7GP | GUIDE PRICE £330,000



An impeccably appointed & highly attractive Three Bedroom Detached House occupying a superb position within the popular and now well established development.

Briefly comprising; Entrance Hall, Living Room, Kitchen Dining Room opening to Garden Room (with solid roof), Utility Room, Cloaks/WC.
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

UPVC D.G. & Gas central heating.

Boasting pleasant gardens, an excellent tandem driveway providing ample off road parking & single garage. The rear garden is of an excellent yet manageable size and secure, making it ideal for families and pets, and has the added benefit of not being directly overlooked.

The fine property is within excellent primary & secondary school catchments including Brine Leas Academy.

Viewing is absolutely imperative to be able to fully appreciate the outstanding family home on offer.





DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh Way and proceed to the traffic lights into Pear Tree Field. Turn left into Clonners Field and the property will be observed on the right hand side.

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).
 - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).
 - 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreepriadmin@cheshire.gov.co.uk (Ofsted good).
- (Other excellent schools are also located within the town).

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 HALL

LIVING ROOM (14'5 max x 12'4 max)





KITCHEN DINING ROOM (15'5 x 9'7)





GARDEN / FAMILY ROOM (12'3 max x 11'1)



UTILITY ROOM

CLOAKS WC

FIRST FLOOR LANDING

BEDROOM TWO (9'10 max x 8'8 max)

BEDROOM THREE (9'2 max x 6'5 max)





BEDROOM ONE (12'10 max to front of wardrobe) x 8'10 max

FAMILY BATHROOM





ATTACHED SINGLE GARAGE

EXTERIOR

The delightful property stands on a particularly attractive plot with lawned front garden bordered by a Laurel hedge. Single garage to side with rear door from the garden.

The rear garden offers excellent privacy with ample shaped lawn, various established shrubs and plants to the borders and a super paved patio - the perfect spot for relaxing & entertaining.

EPC RATING: D

COUNCIL TAX BAND: D

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

"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.



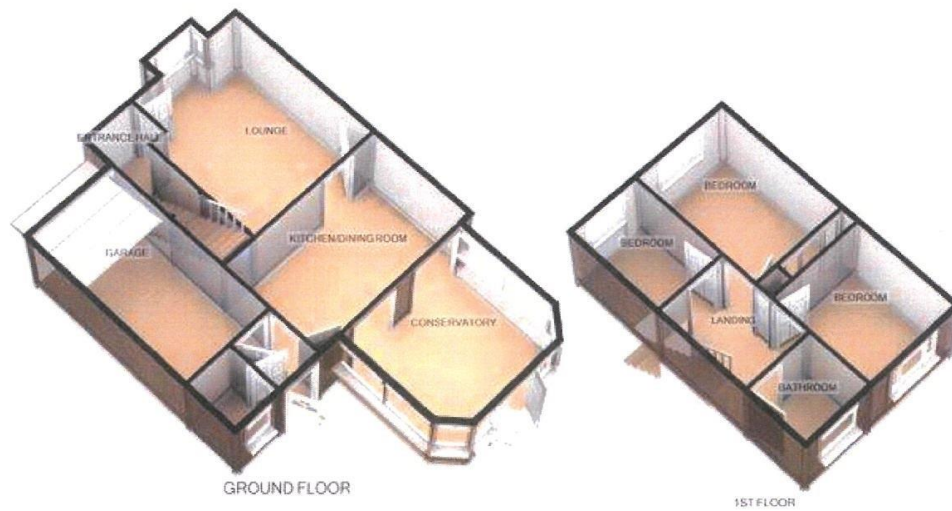
FINANCIAL ADVICE

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.





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