



4 WILLOWS CLOSE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 6TD | OIRO £485,000



Welcome to this stunning detached house located in the desirable Willows Close. The excellent & highly attractive property stands within an extremely popular cul de sac within an established and sought after mature residential locality within easy access of both Nantwich & Crewe.

Boasting an impressive 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With five spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. Built in 1988, this charming & much improved house offers a generous amount of living space, perfect for those looking for a comfortable & spacious home. The property exudes character and warmth, making it a wonderful place to create lasting memories with your loved ones. The accommodation briefly comprises; Entrance Hall, Cloaks WC, wonderfully spacious Living Room with double doors opening to Dining Room leading to the delightful Garden Room, Kitchen Diner. First Floor Landing, Master Bedroom One with built in storage & Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five / Study & Family Bathroom with separate shower.

Convenience is key with ample parking available, attached garage with electric door & wonderful manageable yet good size gardens.  
UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue beyond the traffic lights by the vets and proceed ahead. Turn right into Laidon Avenue & left into Fuller Drive. Turn left into Willows Close where the property will be observed on the left hand side.

#### 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.





THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS WC





LIVING ROOM (16'9 x 12'2)





DINING ROOM (9'10 x 9'10)

GARDEN ROOM (12'6 x 11'2)





KITCHEN DINING ROOM (17'9" x 12'2")

FIRST FLOOR LANDING





BEDROOM TWO (15'5 x 8'6)



BEDROOM THREE (10'10 x 9'2)

BEDROOM FOUR (8'6 x 8'6 max)







MASTER BEDROOM ONE (13'5 x 8'11)

ENSUITE BATHROOM



BEDROOM FIVE / OFFICE (7'7 x 7'7)

FAMILY BATH & SHOWER ROOM (8'6 x 6'11)





#### EXTERIOR

Excellent external space with family friendly presentation – lawn to front with attractive paved driveway. Gated side access to the rear garden which is of an ample size predominantly laid to lawn with excellent patio / entertaining space. The property benefits from not being overlooked to the rear.

ATTACHED GARAGE with electric door.

EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage are connected (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.

#### 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.

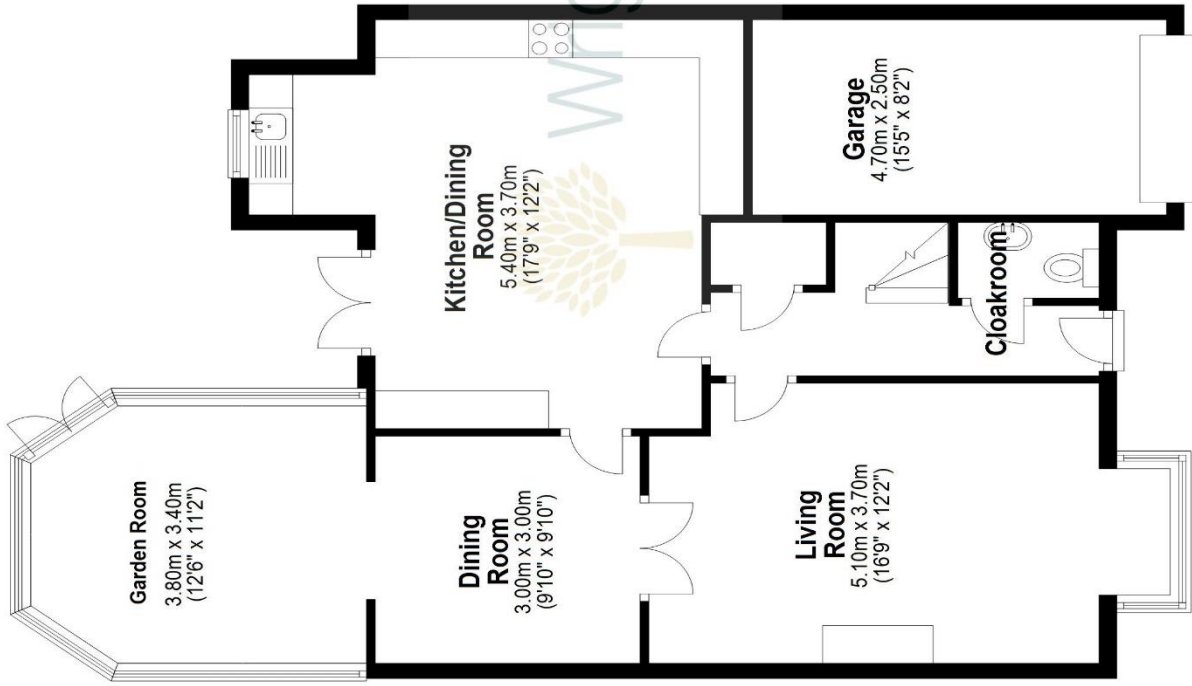
#### FINANCIAL ADVICE

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](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.



## Ground Floor

Approx. 87.2 sq. metres (938.2 sq. feet)



**Garden Room**  
3.80m x 3.40m  
(12'6" x 11'2")

**Dining Room**  
3.00m x 3.00m  
(9'10" x 9'10")

**Living Room**  
5.10m x 3.70m  
(16'9" x 12'2")

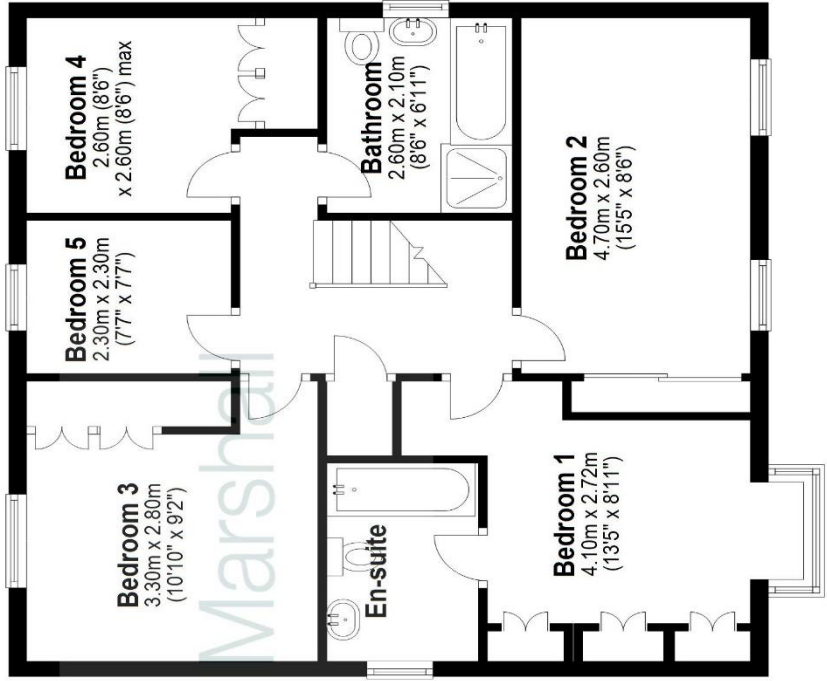
**Kitchen/Dining Room**  
5.40m x 3.70m  
(17'9" x 12'2")

**Garage**  
4.70m x 2.50m  
(15'5" x 8'2")

**Cloakroom**  
1.50m x 1.50m  
(4'11" x 4'11")

## First Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



**Bedroom 1**  
4.10m x 2.72m  
(13'5" x 8'11")

**Bedroom 2**  
4.70m x 2.60m  
(15'5" x 8'6")

**Bedroom 3**  
3.30m x 2.80m  
(10'10" x 9'2")

**Bedroom 4**  
2.60m x 2.30m  
(8'6" x 7'7")

**Bedroom 5**  
2.30m x 2.30m  
(7'7" x 7'7")

**Bathroom**  
2.60m x 2.10m  
(8'6" x 6'11")

**En-suite**  
1.50m x 1.50m  
(4'11" x 4'11")

Total area: approx. 156.8 sq. metres (1687.3 sq. feet)

**4 Willows Close**