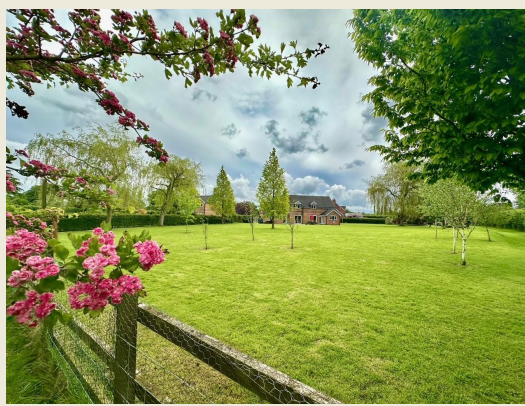




'BRACKEN HOUSE' | DAIRY LANE | POOLE | CHESHIRE | CW5 | OIRO £775,000



A superb imposing & high quality Four Bedroom, Three Bathroom Individual Architect Designed Rural House, circa 2000, standing within a small select cul de sac development, close to Nantwich and surrounding centres. Nestled amidst a truly wonderful rural locality buyers will have the benefit of a country lifestyle whilst being within very easy reach of excellent transport links.

The outstanding highly versatile & spacious accommodation briefly comprises; Storm Porch, Spacious Reception Hall, WC, Sitting / Formal Dining Room, Lounge with French doors to the rear garden & fireplace, Family / Dining Room, Breakfast Kitchen with quality appliances, Utility Room.

Galleried First Floor Landing, Master Bedroom with extensive fitted wardrobes & furniture, spacious Ensuite Shower Room, Bedroom Two, Ensuite Shower Room, Family Bathroom, Bedroom Three & Bedroom Four.

Oil Central Heating, Double glazing.

Attached Double Garage & double width driveway. Wonderful large lawned gardens & potential paddock area extending to approx 0.941 Acre (0.381 Ha) with pretty duck pond.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. Proceed through the next set of traffic lights & take the first exit from the roundabout passing Reaseheath college entrance & take the next right turn into Wettehall Road. Continue & turn right into Dairy Lane where the property will be observed on the left hand side in the head of the small cul de sac.

POOLE

Poole is a delightful rural hamlet, which lies to the North-West of Nantwich and to the West of Crewe. The Shropshire Union Canal runs through the Parish. Nearby villages include: Acton, Aston-Juxta-Mondrum, Barbridge, Stoke Bank, Reaseheath and Worleston. Poole falls within the catchment areas of St. Oswald's Worleston, Church of England Primary School and Malbank School, and Sixth Form College in Nantwich. The area is predominantly rural, with the major land use being agricultural.

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;

OPEN STORM PORCH

RECEPTION HALL (16' 5" x 9' 7" max. m/ments)

Turned staircase with half landing, radiator, uPVC double glazed entrance door & side windows, three ceiling light points, three wall light points, built in double cloaks / boot storage cupboard.

DOWNSTAIRS CLOAKS WC

Close coupled WC, pedestal wash hand basin, uPVC double glazed window.





SITTING / FORMAL DINING ROOM (14' 7" x 12' 11")
Ceiling coving, radiator, 2 uPVC double glazed windows, 3 wall light points, TV point.





LOUNGE (22' 0" x 13' 0")

A wonderfully light room enjoying a super dual aspect with an ornate fire surround with marble effect back & hearth, inset 'Living Flame' coal gas fire, uPVC double glazed sliding double patio doors, 2 radiators, uPVC double glazed window, ceiling coving, 2 ceiling light points, 4 wall light points.





BREAKFAST KITCHEN (15' 9" x 9' 8" increasing to 10'5")

Modern handmade 'white' fronted units to two elevations with granite worktops and central full length up stand, twin bowl stainless steel sink unit with mixer tap, full height & eye level storage cupboards, various drawer storage beneath. FITTED APPLIANCES include: - 'LIEBHERR' integrated refrigerator, NEFF integrated double oven & microwave, BOSCH ceramic electric hob with canopy hood and pelmet, lighting over, ARISTON integrated dishwasher. Kick space heater, ceiling spotlights, ceramic tile floor, uPVC double glazed patio doors, uPVC double glazed window, space for breakfast table.

FAMILY / DINING ROOM (12' 7" x 11' 9")

uPVC double glazed sliding double patio doors, radiator, 4 wall light points. Door directly to Kitchen.

UTILITY ROOM (9' 8" x 6' 8")

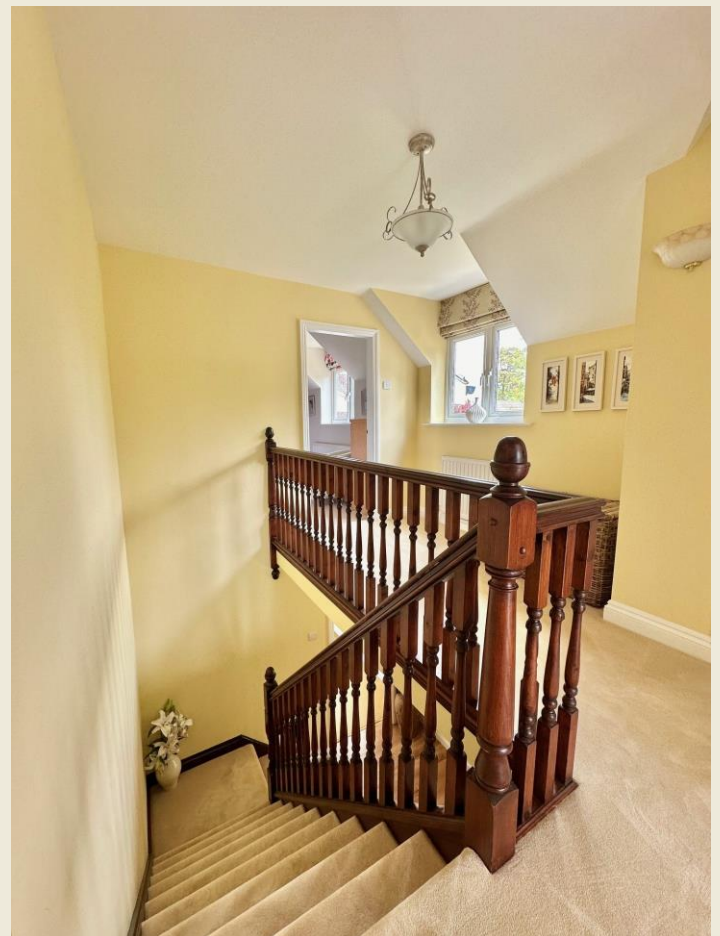
Stainless steel single sink unit with base storage cupboards & side worktops, plumbing for washing machine, radiator, uPVC double glazed door & window, ceiling spotlights, ceramic tile floor.







FIRST FLOOR GALLERIED LANDING
Dormer window, radiator, access to loft.





MASTER BEDROOM ONE (15' 0" x 13' 0")

Fitted with a range of limed oak fitted furniture comprising: - Three double wardrobes, corner shelved cupboard, deep single corner wardrobe, shelving, matching double doors to bathroom, two bedside drawer & cupboard sections & 5 drawer cabinet. Ceiling spotlights, dormer window, radiator.



ENSUITE SHOWER ROOM (12' 9" x 6' 6")

Double shower with 'DARYL' screen door, enclosed & tiled cubicle, 'Aqualisa' mixer shower & body jets, fitted fold out seat, 'Vernon Tutbury' wash hand basin, close coupled WC, radiator, uPVC double glazed dormer window, shaver socket, fully tiled walls.





BEDROOM TWO (14' 7" x 9' 5")
 uPVC double glazed window, radiator.

ENSUITE SHOWER ROOM

'Showerlux' door to double cubicle with 'Aqualisa' mixer tap, 'Vernon Tutbury' wash hand basin, close coupled WC, radiator, fully tiled walls, uPVC double glazed window, ceiling spotlights.

FAMILY BATHROOM (10' 5" x 7' 8")

Modern suite comprising: - corner bath, close coupled WC, 'Vernon Tutbury' bidet & pedestal wash hand basin, fully tiled walls, shaver socket, radiator.





BEDROOM THREE (12' 0" x 10' 6")

uPVC double glazed window, radiator, telephone point.

BEDROOM FOUR (L-SHAPED)

uPVC double glazed window, radiator.



EXTERIOR

The glorious property stands within an excellent semi rural location being nestled amidst a stunning cul de sac of just three imposing homes. Approached over a Tarmacadam double driveway providing excellent off road parking provision. York stone pathways to the front entrance & a generous rear paved entertaining and seating patio to the rear garden.

Wrought iron gates to both sides providing super security.

Exterior lights fitted. Magnificent extensive lawned gardens to the front, side & rear enabling the full enjoyment of the superb location the property stands in. Agricultural field access gate onto Wettenhall Road.

Exterior lights & cold water tap. Richly stocked raised island borders, raised vegetable beds, greenhouse & various mature trees & shrubs.

Fenced area with duck pond making an ideal home for other animals etc if required.

Oil storage tank.

ATTACHED DOUBLE GARAGE (19'9 x 20'0)

Plastered ceiling, twin up & over doors, uPVC double glazed windows & rear door, power & light, access to loft, unvented pressurised hot water & central heating system with a Worcester oil fired central heating boiler.

EPC RATING: D

COUNCIL TAX BAND: G



SERVICES

Mains water & electricity are either connected or available locally (subject to statutory undertakers costs & conditions). Private Treatment Plant (Bio Disk) for shared drainage facilities on adjoining land. Oil 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. 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.



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.







Ground Floor



First Floor

