



23 DIG LANE | WYBUNBURY | NANTWICH | CHESHIRE | CW5 7EZ | OFFERS OVER £300,000



An attractive mature three/four bedroom semi detached house nestled within the outstanding sought after village boasting wonderful extended ground floor accommodation

An enticing & charming three/four bedroom semi detached house located on Dig Lane in the sought-after village of Wybunbury. This property boasts extended ground floor living space, perfect for a growing family or those in need of extra space which offers even further scope for buyers to 'add their own stamp'.

Situated in an established location, this home offers the convenience of parking for several vehicles & features a spacious lawned rear garden with generous paved patio, ideal for relaxing outdoors or entertaining guests during the warmer months.

One of the standout features of this house is the unique 'annex space' ideal for a dependent relative (offering endless possibilities for use as a leisure area, home office etc). The flexibility of this additional space provides the opportunity to tailor it to suit your specific needs and lifestyle. Gas C.H. & UPVC D.G.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**





#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed. Turn right into Dig Lane just beyond 'The Elephant' public house & the property will be observed on the left hand side.

#### WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

**SCHOOLS:** Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, [office@wybunburydelves.co.uk](mailto:office@wybunburydelves.co.uk)

Pre-School, direct dial mobile tel no. 07890 906250, email: [wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)



#### 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





DINING ROOM

KITCHEN





CONSERVATORY / FAMILY ROOM



'JACK & JILL' WET ROOM



BEDROOM FOUR / LEISURE ROOM / OFFICE





FIRST FLOOR LANDING



BEDROOM ONE

BEDROOM TWO

BEDROOM THREE





## FAMILY BATHROOM

### EXTERIOR

Excellent brick paved driveway providing ample off road parking to the front with raised planted borders retained by timber. Generous rear garden with lawn, good size paved patios & mature hedge. Side store.

### EPC RATING: C

### COUNCIL TAX BAND: C

### 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. 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.







**23 DIG LANE, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7EZ**

Approximate Gross Internal Area: 140.9 m<sup>2</sup> ... 1517 ft<sup>2</sup> Includes Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.