



11 GEORGE BOOTH ROAD | HENHULL | NANTWICH | CHESHIRE | CW5 6ZF | OFFERS OVER £499,950



A stunning double fronted three storey property that exudes elegance and modernity featuring beautiful 'Amtico' flooring. This imposing detached house, built by the renowned Taylor Wimpey to the 'Felton' design, offers a spacious and luxurious living space with five bedrooms and three bathrooms, perfect for a growing family or those who love to entertain.

The property's layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere. Whether you're looking for a comfortable family home or a stylish space to host gatherings, this property ticks all the boxes.

The stunning accommodation briefly comprises; Entrance Hall, Cloaks WC/Utility Room, Living Room, Kitchen Diner, Office/Playroom. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Four, Bedroom Five, Family Bathroom. Second Floor Landing, Bedroom Two, Bedroom Three, Shower Room.

Situated in the newly constructed 'Kingsbourne' development, this property enjoys a prime location in a cul de sac overlooking a green space plus boasts a spacious double garage & double width driveway with ample off road parking.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode, continuing ahead at the next roundabout to the 3rd set of traffic lights by Welsh Row bridge. Proceed ahead passing Snowhill car park & at the next set of traffic lights turn right into the Kingsbourne development (Reaseheath Way). Proceed along Reaseheath Way continuing into William Brereton Way & turn right into George Booth Road where the magnificent property will be observed on the left hand side in an enviable position overlooking the green space.

#### 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.





#### AGENTS NOTE:-

The delightful property features ultrafast broadband and stands within the new development which includes areas of green space, homes for wildlife and safe neighbourhoods. There is also a huge focus on energy efficiency so buyers will find excellent ratings throughout making the appeal of a 'new' home all the more prevalent. This particular property has been enhanced by the present owners both internally & externally which is very much evident, and early viewing is highly recommended to appreciate this 'turn key' impeccable and convenient home.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

UTILITY ROOM / CLOAKS WC





OFFICE / PLAYROOM

LIVING ROOM





STUNNING KITCHEN DINER





FIRST FLOOR LANDING

FAMILY BATHROOM





MASTER BEDROOM ONE



ENSUITE SHOWER ROOM







BEDROOM FOUR

BEDROOM FIVE





SECOND FLOOR LANDING

BEDROOM TWO





SHOWER ROOM

BEDROOM THREE



#### EXTERIOR

Situated in the newly constructed 'Kingsbourne' development, this property enjoys a prime location in a cul de sac overlooking a green space. Attractively presented, there is a central paved pathway to the front entrance with planted borders to the sides.

Approached over a double width spacious Tarmac driveway providing plenty of parking space for several vehicles plus boasts a spacious detached double garage.

The professionally landscaped generous size rear garden is a true gem, offering a private oasis where you can relax and unwind. Predominantly laid to lawn there are beautiful richly stocked borders and an excellent paved entertaining patio / seating area with further paved area beyond the garage. Timber gate to side & quality timber fencing to boundaries.

EPC RATING: B

COUNCIL TAX BAND: F

#### SERVICES

All mains gas, water, electricity & drainage services are either 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 \*\*

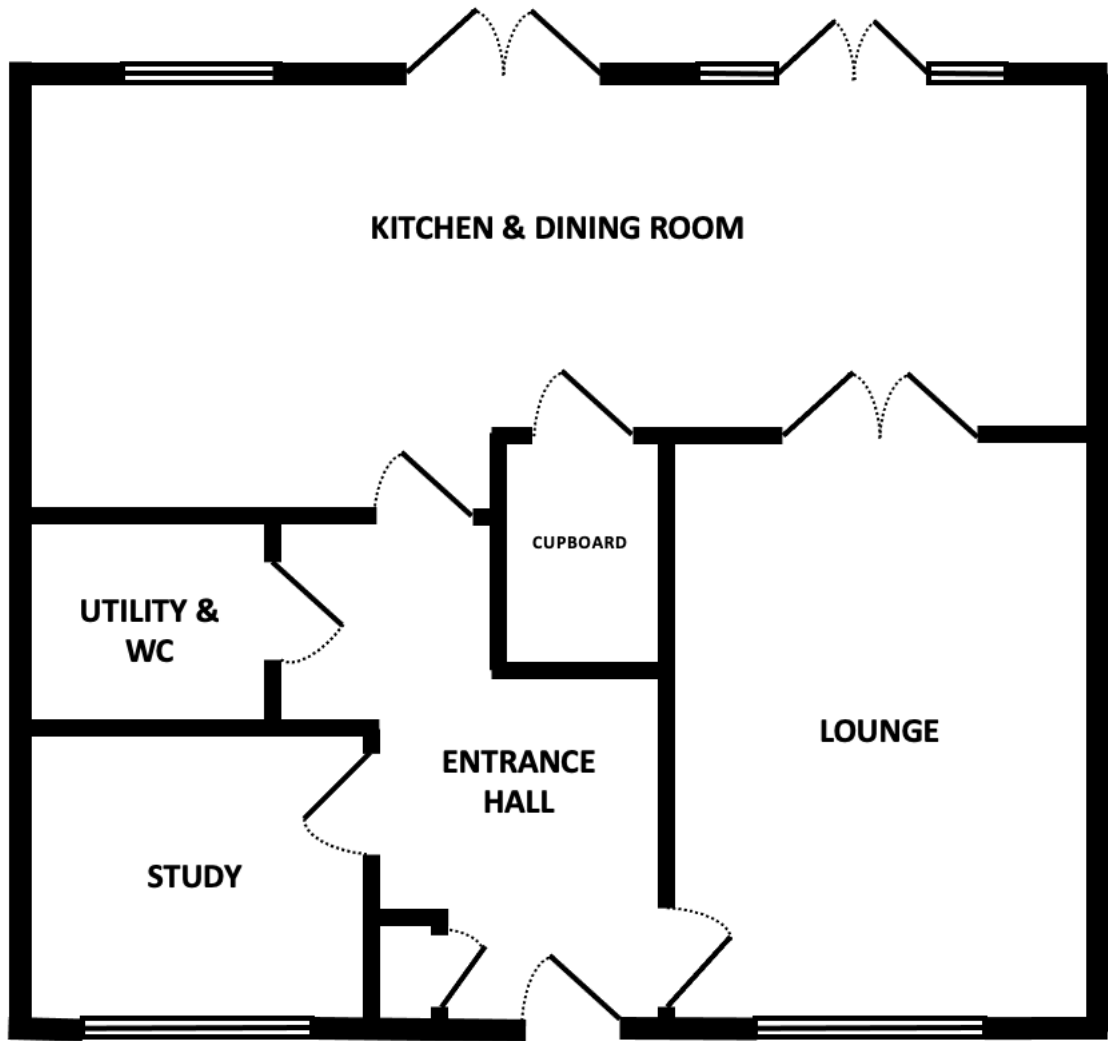
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

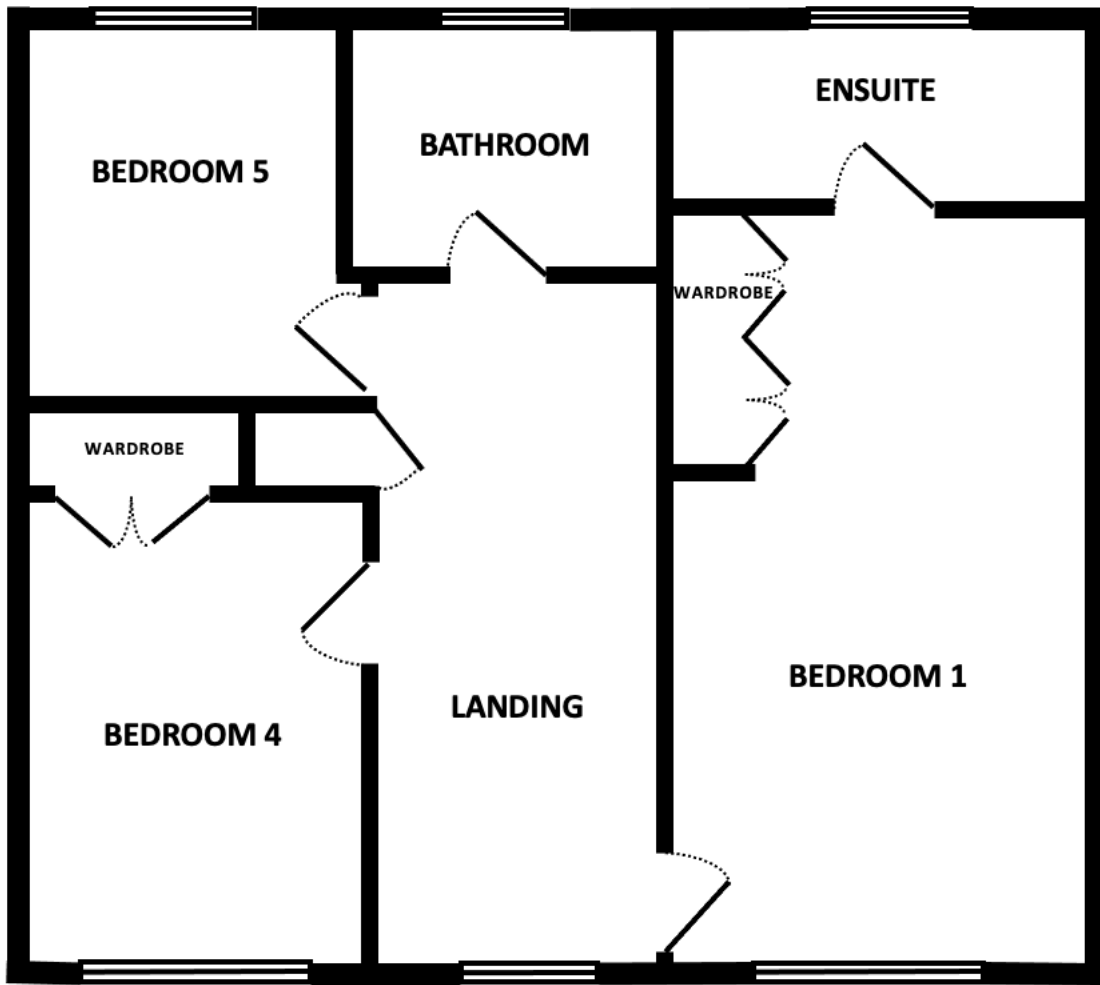




# GROUND FLOOR



# FIRST FLOOR





## SECOND FLOOR

