



4 HIDCOTE CLOSE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 6XF | OIRO £524,000



Nestled in a sought-after cul de sac within popular Wistaston, this impressive detached house boasts four bedrooms and two bathrooms, offering spacious and versatile family-friendly accommodation.

The property features a double garage, perfect for parking or extra storage.

Located in the sought after and leafy area this residence is conveniently situated close to schools, shops, and various facilities, making it an ideal home for families.

With its charming surroundings and ample living space, this property presents a wonderful opportunity for those seeking a comfortable and well-connected lifestyle in the heart of Cheshire.

The excellent accommodation briefly comprises; Entrance Hall with impressive vaulted ceiling, Dining Room, Breakfast Kitchen, Utility Room, Living Room, Playroom, Conservatory. First Floor Landing with gallery overlooking the hallway, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Contemporary Family Bathroom. Attached Double Garage & double width driveway. Spacious lawned frontage with established tree & richly planted flower border. Stunning generous rear garden with lawn, steps rising to excellent paved entertaining terrace, lower patio being the perfect spot to relax and deep richly stocked borders.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and proceed ahead to the roundabout. At the 'Churches Mansion' roundabout, take the first exit and at the next take the third exit onto Crewe Road. Continue along Crewe Road, passing the Peacock Pub/Hotel and continuing through the 'Wells Green' traffic lights. Turn right into Laidon Avenue and turn left into Fuller Drive. Turn left into Millrace Drive and bear left into the superb leafy cul de sac of Hidcote Close where the property will be observed on the right 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:-

IMPRESSIVE FULL HEIGHT ENTRANCE HALL

CLOAKS WC





DINING ROOM





BREAKFAST KITCHEN

LIVING ROOM

UTILITY ROOM



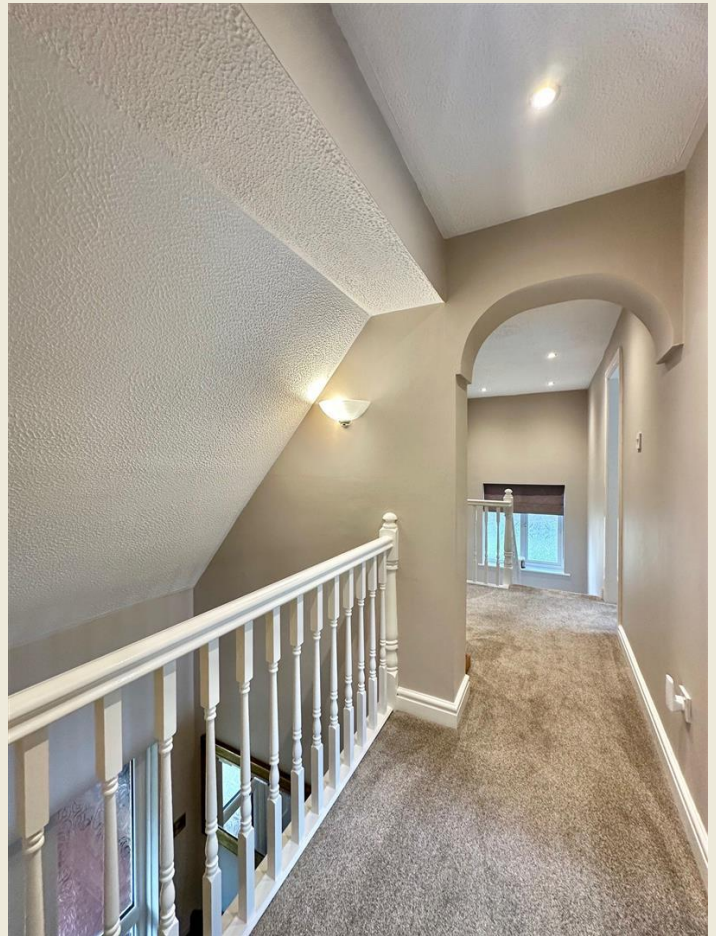


CONSERVATORY

PLAYROOM / SNUG



PART GALLERIED FIRST FLOOR LANDING





MASTER BEDROOM ONE

ENSUITE SHOWER ROOM



BEDROOM TWO

BEDROOM THREE





MODERN FAMILY BATHROOM

BEDROOM FOUR

DOUBLE ATTACHED GARAGE

EPC RATING: D

COUNCIL TAX BAND: F

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.



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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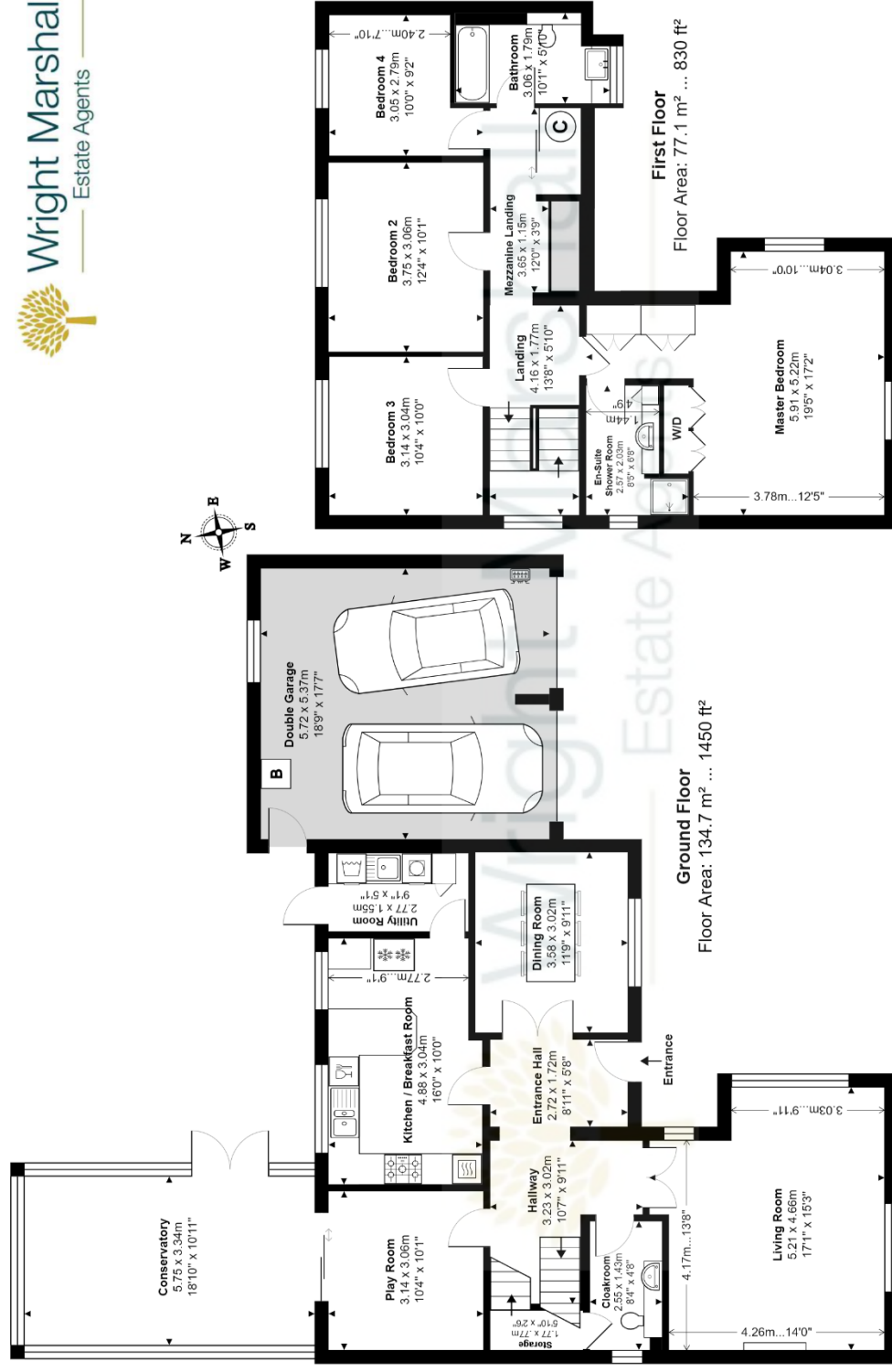
ALL MEASUREMENTS

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.









4 HIDCOTE CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 6XF

Approximate Gross Internal Area: 211.8 m² ... 2279 ft² (Includes Double Garage)

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.

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SITE PLAN PENDING

Wright Marshall
Estate Agents

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