



3 HOWELLS PLACE | WILLASTON | NANTWICH | CHESHIRE | CW5 7TJ | OIRO £495,000



Occupying an incredibly desirable position within a superb development built to the 'Oxford' design by Wain Homes to an exacting high standard.

The excellent executive style family size home exudes both comfort and elegance whilst the spacious exterior are of high appeal.

Briefly comprising; Spacious Entrance Hall, Cloaks/WC, Living Room with attractive dual aspect & feature fireplace, Kitchen Dining Family Room with beautiful kitchen & integrated appliances featuring stunning white quartz work surfaces and island, Office/Playroom.

First Floor Landing with distinctive window, Master Bedroom One with Dressing Area and luxurious Ensuite shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom. Detached Double Garage with electric charging point & external power points. Double width tarmacadam driveway.

Excellent manageable front garden with distinctive contemporary border gravel.

Superb professionally landscaped low maintenance rear garden with faux lawn, an extensive porcelain paved entertaining patio and seating area extending to the side of the property.

New Build Warranty & Exceptional Energy Performance.

UPVC double glazing and gas central heating.

The property must be viewed to be fully appreciated.





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street, at Churches Mansion roundabout take the 2nd exit onto London Road. Proceed up to the traffic lights. Continue straight on and at the Cheerbrook roundabout take the 2nd turn into Cheerbrook Road. Turn left into Illidge Close continuing into Pace Avenue then turn left into Glover Drive. Continue right into Howells Place and continue left along the road where the property will be observed in the far left hand corner.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance.

There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich.

Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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 impeccable & luxurious property is nestled off the highly sought after 'Cheerbrook Road' & is within a short distance of 'Cheerbrook' Farm Shop & Cafe, and within easy reach of the A500, M6 & mainline railway station.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

CLOAKROOM



KITCHEN DINING FAMILY ROOM (13'5 x 20'8)





UTILITY ROOM

OFFICE / PLAYROOM (6'3 x 9'10)



LIVING ROOM (20'0 x 10'10)





FIRST FLOOR LANDING



MASTER BEDROOM ONE (10'10 x 13'10)

DRESSING AREA

ENSUITE SHOWER ROOM





BEDROOM TWO (9'10 x 11'2)

BEDROOM THREE (9'10 x 9'10)

FAMILY BATHROOM

BEDROOM FOUR (6'3 x 9'10)

DETACHED DOUBLE GARAGE

EXTERIOR

Standing in a wonderful position within the cul de sac, the property stands on a very generous plot with extensive parking. Approached over a spacious Tarmac driveway there is parking for numerous vehicles, with faux lawn & attractive contemporary monochrome coloured gravelled edging. Detached double garage with twin doors, power and light. Electric charging point.

Gate to side opening onto an extensive paved paved area which leads further to a larger entertaining & seating paved patio with ample space for garden furniture, hot tub etc. Attractive contemporary monochrome coloured gravelled edging completes the chic & contemporary look. Beyond the patio area is a large area of faux lawn which of course is extremely practical & low maintenance. If required buyers can of course further cultivate the wonderful garden plot if required. Fully enclosed with stunning recently fitted fencing, the space is ideal for families / pets etc.

EPC RATING: B

COUNCIL TAX BAND: F

SERVICES

All mains water, electricity, gas & drainage services are connected (subject to statutory undertakers costs & conditions). Gas 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

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.



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

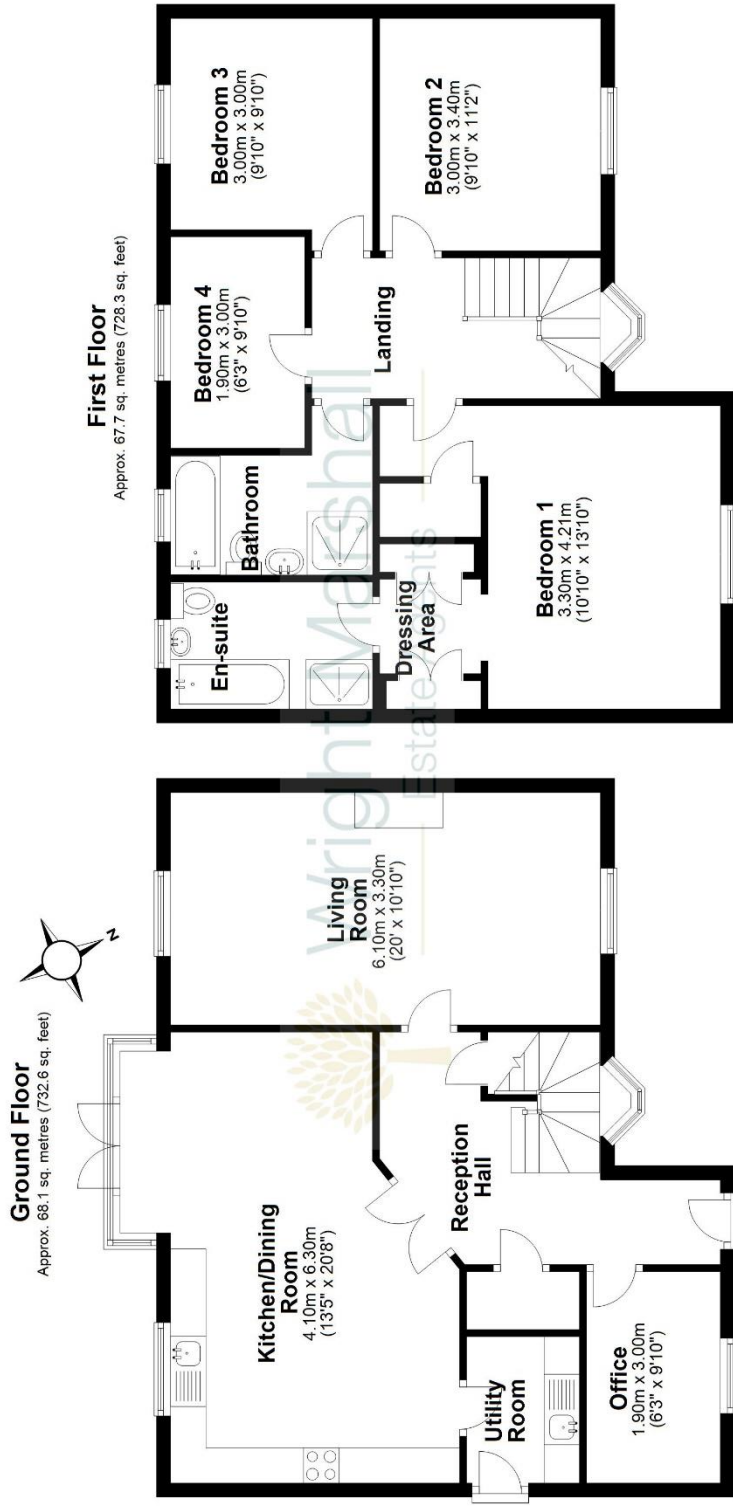
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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, 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.



Total area: approx. 135.7 sq. metres (1461.0 sq. feet)
3 Howells Place