

Wright Marshall



8 WALNUT CLOSE | HOUGH, NEAR NANTWICH | CHESHIRE | CW2 5DG | OIRO £449,950



An outstanding beautifully presented detached four bed, three bath property located in the popular village of Hough. Boasting four spacious double bedrooms & three bathrooms, the home is perfect for a growing family or those who love to entertain guests.

The property's exacting specification is evident throughout, with a recently fitted sleek contemporary kitchen diner, Oak door architraves & beautiful oak detailing adding a touch of elegance to the space. The versatile and family-friendly accommodation offers ample space for both relaxation and social gatherings. One of the highlights of this property is the outstanding landscaped rear garden, providing a tranquil retreat where you can unwind after a long day.

Additionally, the double garage and double-width drive ensure plenty of parking provision. Situated in a small exclusive enclave of executive style homes, this property offers not just a place to live, but a lifestyle to be enjoyed.

Gas C.H. & UPVC D.G.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. Continue through Shavington & Hough and turn right into Walnut Close where the attractive property will be observed ahead.

HOUGH & SHAVINGTON

The pleasant village of Hough is within easy distance of the historic & pretty market town of Nantwich (approx 4 miles). The village has a local public house, The White Hart and also a village hall which hosts local community groups and activities. There is a wide range of facilities located in Crewe (approx 4.5 miles). There is also the benefit of a public bus service with the nearest stop being just by the village hall which provides a service into both Crewe and Nantwich.

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305. The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wyburnbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

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



CLOAKS WC



DINING ROOM / OFFICE / PLAYROOM (10'7 x 9'11)

UTILITY ROOM





KITCHEN DINING FAMILY ROOM (14'8 max x 17'2)





LIVING ROOM (14'4 x 13'0)





FIRST FLOOR LANDING

FAMILY BATHROOM



BEDROOM TWO (15'0 max x 10'4)

ENSUITE SHOWER ROOM





MASTER BEDROOM SUITE

BEDROOM ONE (15'3 max x 12'3 max)

WALK IN WARDROBE / DRESSING ROOM (11'6 max x 7'9)





(MASTER SUITE CONTINUED)

ENSUITE SHOWER ROOM (10'10 x 7'9)





BEDROOM THREE (9'11 max x 10'4)

BEDROOM FOUR (9'9 x 9'1 max)



EXTERIOR

The property enjoys a super position within a small exclusive enclave of properties which enjoys a manageable lawned frontage, clipped low hedge & pathway to the front entrance.

Double width driveway providing ample off road parking.

The rear garden is an outstanding beautifully landscaped space which offers a magnificent chic entertaining & seating patio with timber structure & richly stocked planted beds. An additional seating area is a perfect spot for relaxing. Lawned area with space beyond for timber shed (the existing shed may be available by separate negotiation).

External courtesy lighting.

INTEGRAL DOUBLE GARAGE (17'5 x 17'2)

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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

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

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.



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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.





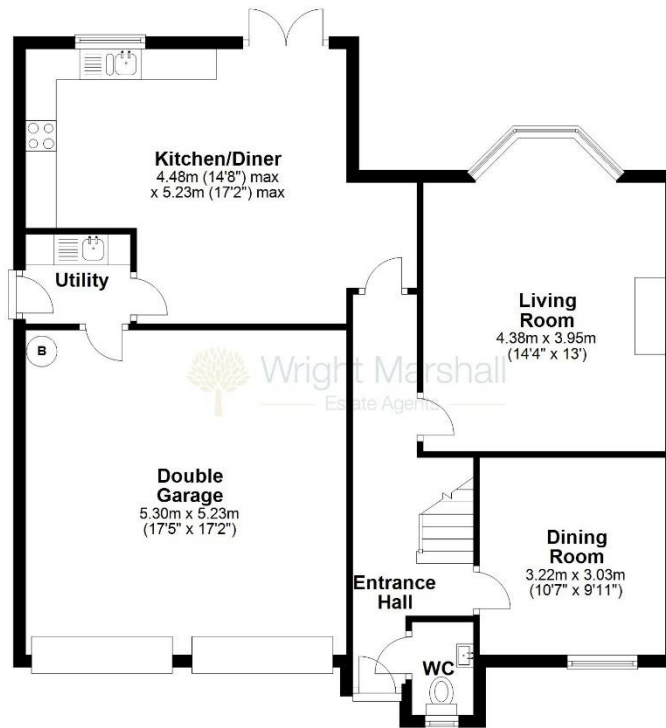






Ground Floor

Approx. 93.5 sq. metres (1006.2 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.7 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Tel : 01270 625410

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