



1 JOHN GREY DRIVE | WILLASTON | NANTWICH | CHESHIRE | CW5 6RH | OIRO £419,950



In a highly regarded location, the fine Redrow built property enjoys a most delightful position within the sought after village of Willaston. The spacious four bedroom, two bathroom detached house has been meticulously appointed by the present owner to provide a wonderful comfortable family size residence, which stands in excellent easy to maintain gardens.

Buyers who desire a home in an appealing setting being placed in a convenient position for facilities including shops, schools & excellent road/rail networks, are sure to be impressed by the charming well maintained home & it would certainly suit a wide variety of purchasers.

The well proportioned accommodation briefly comprises; Entrance Hall, spacious Living Room, Dining Room, Conservatory, Kitchen Diner & Utility Room. First Floor Landing, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four & Shower Room.

Beautiful parterre style front garden with clipped Box hedging & specimen planting.

Tarmac driveway providing off road parking & pathway leading to the front entrance. Gate to side. Detached brick built single garage. Charming rear garden with clipped box hedging, paved & gravelled seating & entertaining areas. Raised borders. Timber painted summer house & additional timber shed.

The property certainly benefits from not being overlooked to the rear & stands in one of the best positions within the established development.

UPVC D.G & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich Office proceed along Hospital Street to the roundabout. Continue straight over to Church's Mansion roundabout. Continue over the roundabout to London Road (A51). Continue over the level crossing and straight on at the traffic lights. Upon reaching the Cheerbrook roundabout take the second exit into Cheerbrook Road. Continue to the T Junction/crossroads and turn left into Wybunbury Road, continuing onto Wistaston Road. At the mini roundabout turn left into John Gresty Drive where the property will be located on the left hand side.

#### 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.

#### 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



CLOAKS WC





LIVING ROOM (17'1 x 11'10)

DINING ROOM (10'6 x 10'2)





KITCHEN DINER (14'5 x 11'19)

UTILITY ROOM





CONSERVATORY (9'10 x 9'10)

BEDROOM TWO (12'2 x 9'2)

FIRST FLOOR LANDING





BATHROOM

BEDROOM THREE (11'2 x 9'6 max)



BEDROOM FOUR (8'10 x 7'10)







MASTER BEDROOM ONE (13'1 x 11'10)

ENSUITE SHOWER ROOM

EXTERIOR

Wonderful meticulously designed gardens, with ease of maintenance in mind to both the front & rear.

DETACHED SINGLE GARAGE (17'1 x 8'6)

TIMBER SHED

EPC RATING: C

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.

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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.









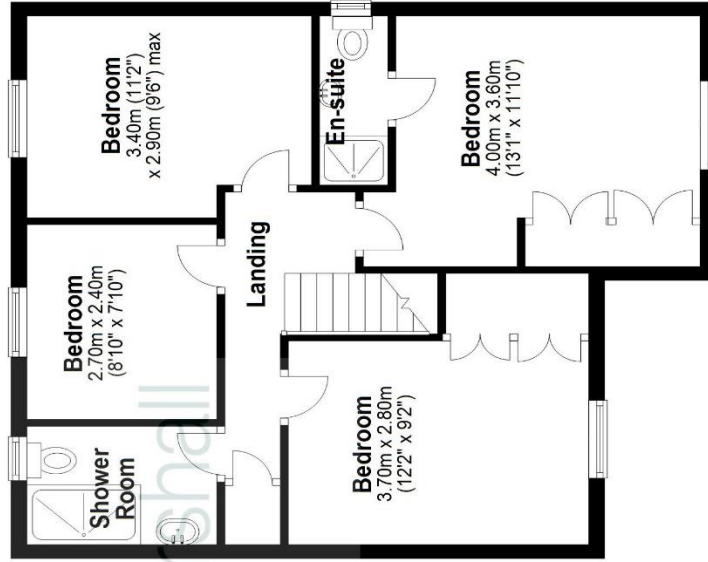
### Ground Floor

Main area: approx. 68.3 sq. metres (735.0 sq. feet)  
Plus garages: approx. 13.5 sq. metres (145.5 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Main area: Approx. 126.3 sq. metres (1359.0 sq. feet)

Plus garages: approx. 13.5 sq. metres (145.5 sq. feet)