



6 EAST LAWNS | BETLEY | NANTWICH | CHESHIRE | CW3 9AG | OIRO £249,950



An exacting deceptively spacious two double bedroom semi detached house located in the sought-after village of Betley.

The accommodation briefly comprises; Entrance Hall with attractive panel glazed entrance door & stairs rising to the first floor.

Living Room with fireplace & stove, spacious Kitchen Diner with French doors leading directly into the charming rear garden. First Floor Landing, Bedroom One with fitted wardrobes, Bedroom Two with view to the rear over the garden, Luxurious Bath & Shower Room.

As you step inside, you'll be greeted by a spacious reception room with stove & fireplace making it an ideal elegant room for entertaining guests or simply relaxing. Beyond is a wonderfully spacious & well presented Kitchen Diner with French doors leading out into the fabulous rear garden. The extensive driveway to the front provides exceptional parking space for several vehicles.

This is a rare find in such a picturesque village setting, offering both convenience and practicality for you and your guests. Whether you're looking for a new family home or a tranquil getaway, this outstanding house with its exceptional specification is sure to capture your heart. Don't miss the opportunity to make this lovely property your own and enjoy the best of village living in East Lawns, Betley.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed into Betley Village turning left into East Lawns where the super property will be observed on the left hand side. (The 'Hand and Trumpet' gastro pub, local store/post office, veterinary practice & 'Reading Room' are all a short distance away.

BETLEY & WRINEHILL LOCATION

Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct.16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear. The village of Wrinehill - which seamlessly continues from the Betley boundary & where this property is located boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub just a short distance from the property itself.

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:-

This super stylish & comfortable home is delightfully situated in a most pleasant and well established position within the highly regarded and historic Betley village centre.

The property has been improved and enhanced to a very high standard providing delightfully designed and luxuriously feeling accommodation throughout.

Betley is extremely well regarded being on the border of both Staffordshire & Cheshire. Being surrounded by countryside enables buyers to immerse themselves in the best that rural living offers whilst amidst a thriving community featuring events throughout the year.

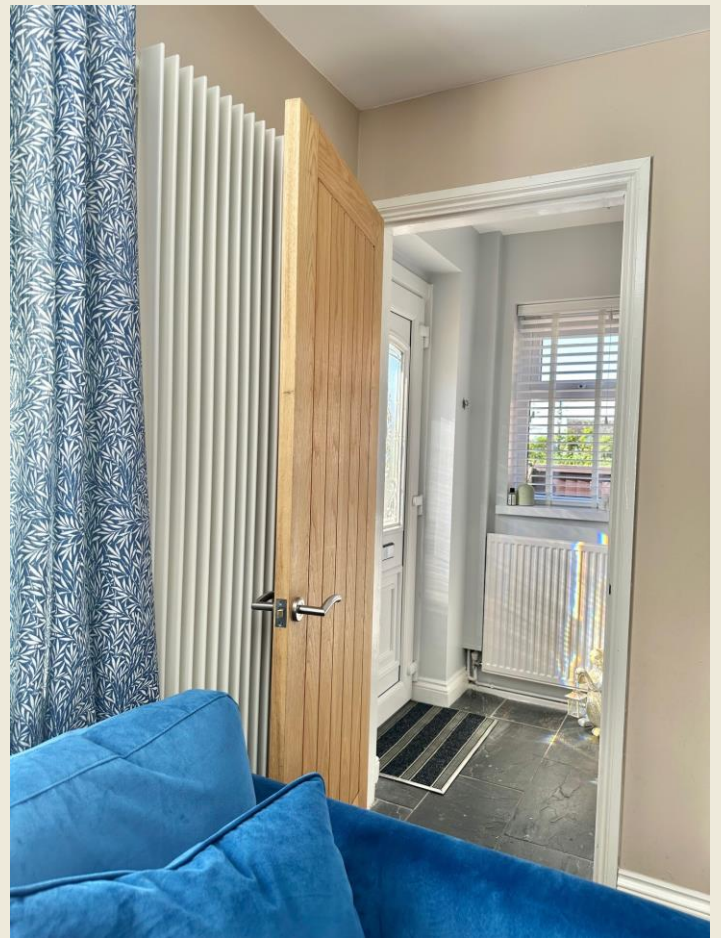


THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Tiled pitched covered porch and raised step to a highly attractive uPVC double glazed entrance door. The entrance hall itself features stairs ascending to the first floor, uPVC double glazed window to side elevation, tiled floor, radiator, and a sectional glazed door leading to the Living Room.





LIVING ROOM (14' 11" x 11' 4")

Stunning slate tiled floor, attractive Period style fireplace with raised hearth & attractive exposed pine surround, large uPVC double glazed window to the front elevation with fitted blind allowing ample natural light, radiator, tall column radiator.





KITCHEN DINER (18' 3" x 9' 10")

Comprehensively appointed with a stunning range of wall, base & wall mounted units comprising cupboards, drawers and working surfaces. Integrated appliances include: induction hob with chimney style extractor canopy over, built in electric oven. Recessed single drainer 1.5 bowl sink unit with mixer tap, part tiled walls, space & plumbing for washing machine, space for American style fridge freezer, recessed ceiling lighting, continuation of the stunning slate tiled floor, central heating thermostat, column radiator, uPVC double glazed French double opening doors to landscaped rear gardens and a panel door leads to under stairs cupboard incorporating a wall mounted combination gas fired central heating boiler.





FIRST FLOOR LANDING

Loft access & uPVC double glazed window to side elevation.

BEDROOM ONE (11' 3" x 12' 6")

An extremely spacious room with uPVC double glazed window to the front elevation, recessed ceiling lighting, radiator, superb contemporary full width fitted wardrobes with sliding doors and incorporating both railing & shelving, further fitted double wardrobe with railing and shelving.





BEDROOM TWO (10' 0" x 10' 4")

A good size double room enjoying a most pleasant rear aspect. Radiator , uPVC double glazed window rear elevation.



LUXURIOUS BATH & SHOWER ROOM (6' 9" x 7' 6")

Wonderfully presented, the excellent full contemporary suite comprises double end panel bath with central shower taps, low level V/C, sleek vanity wash hand basin with drawers beneath, corner fitted shower cubicle with full height screen and tiled enclosure, quality porcelain tiled floor.





EXTERIOR

The property benefits from a spacious driveway extending to the front which enables excellent parking for several vehicles. There is both fencing & hedging in part to boundaries & a specimen shrub to the front. Side access leads to the outstanding rear garden. Predominantly laid to lawn there is also a paved patio terrace - perfect for soirees or simply just relaxing. In addition there is also a further seating area wonderfully sheltered and secluded by wooden panel fencing with mature trees as a lush & leafy backdrop. Space for greenhouse/shed. The excellent rear garden is not directly overlooked to the rear making it an extremely inviting space indeed.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, drainage & electricity services are 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

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, so we can discuss your requirements further **

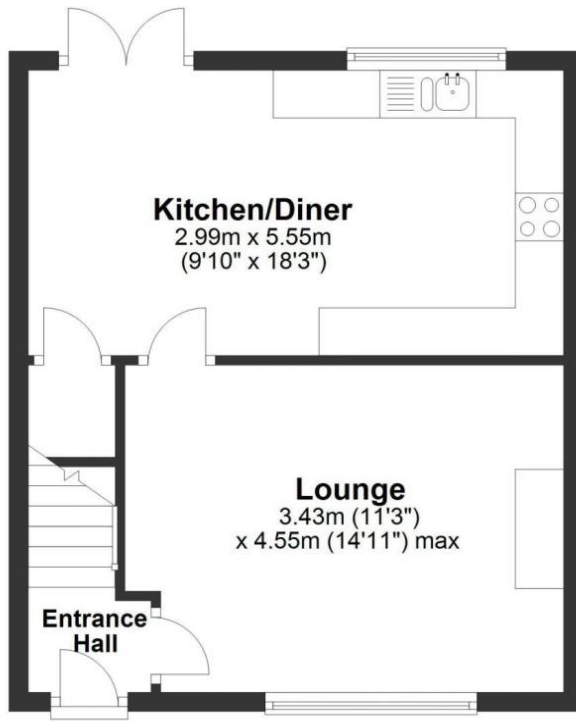
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

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



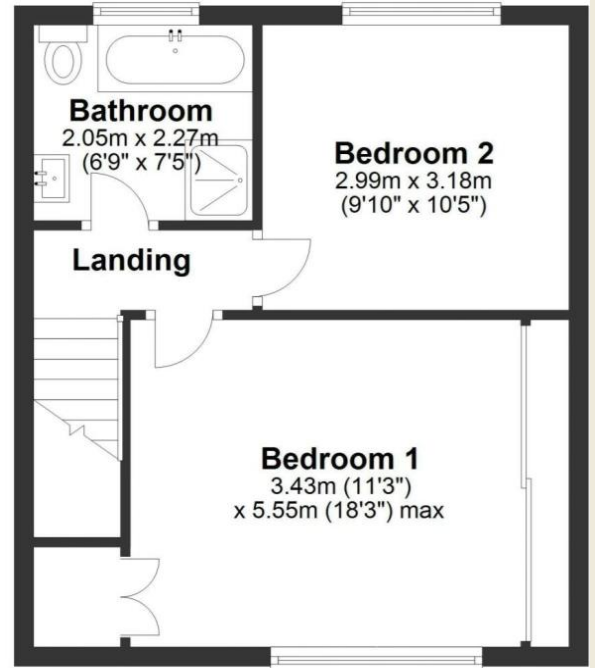
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Wright Marshall
Estate Agents

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