



19 MEADOW CLOSE | EDLESTON | NANTWICH | CHESHIRE | CW5 5GW | OFFERS OVER £500,000



**AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A DISTINGUISHED HOME
AFFORDING VIEWS OF THE CANAL & COUNTRYSIDE BEYOND YET WITHIN A SHORT
WALK OF NANTWICH CENTRE**

Set on this very popular, fast maturing development, this is probably the best location on the whole site, at the end of a small side close and with stunning views overlooking the Shropshire Union canal and Cheshire countryside to the front, yet only minutes walk from Nantwich town centre.

The property was completed in 2015 and offers truly exceptional family accommodation comprising:- Reception Hall, Lounge with superb views to the front, Dining Room, Kitchen, Utility Room, Cloakroom. Landing, Main Bedroom with Ensuite, Three further double Bedrooms, Bathroom.

Lawn garden area to the front, driveway providing off road parking and access to the Garage.
Good size lawned rear garden with patio area, planting and fence borders.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

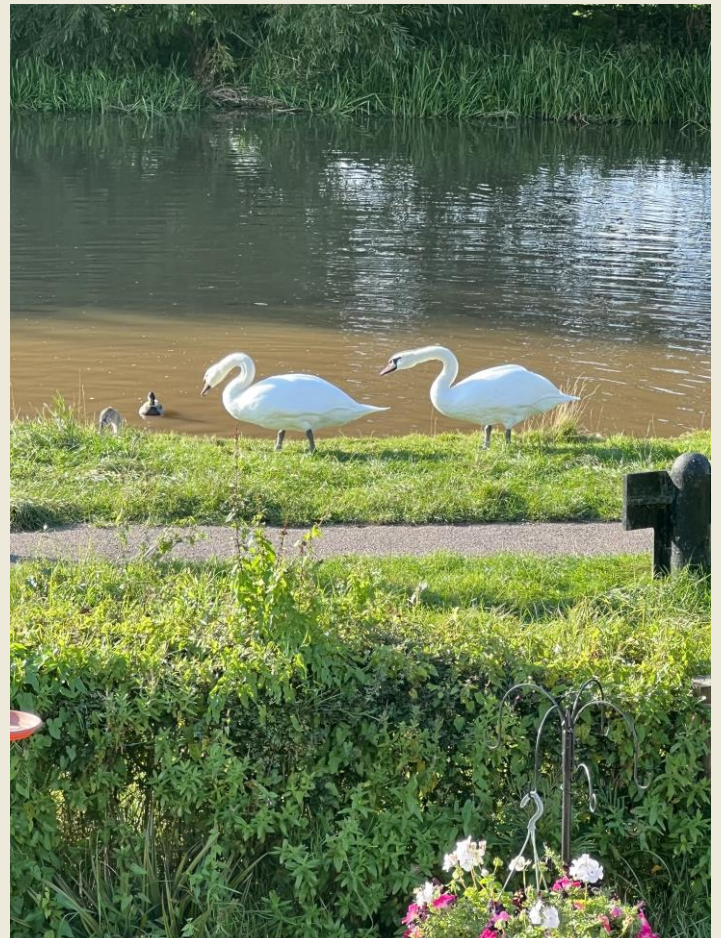
From the Agents Nantwich Office proceed along Welsh Row (A51 North). Proceed along Queens Drive to the top. Turn left into Malbank Waters & take the first immediate right turn into Meadow Close. The property is at the far end overlooking the canal.

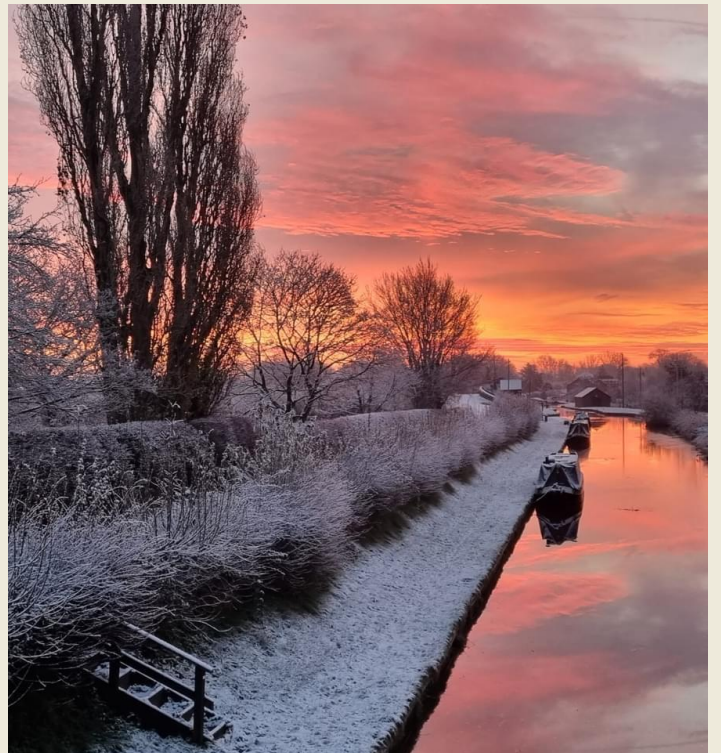
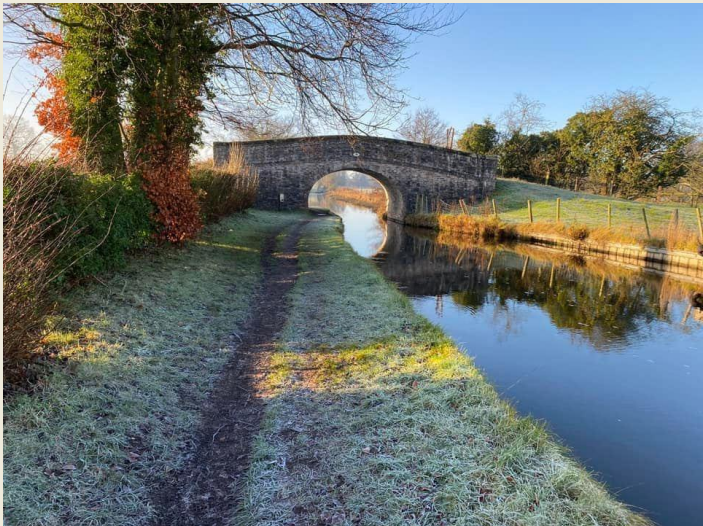
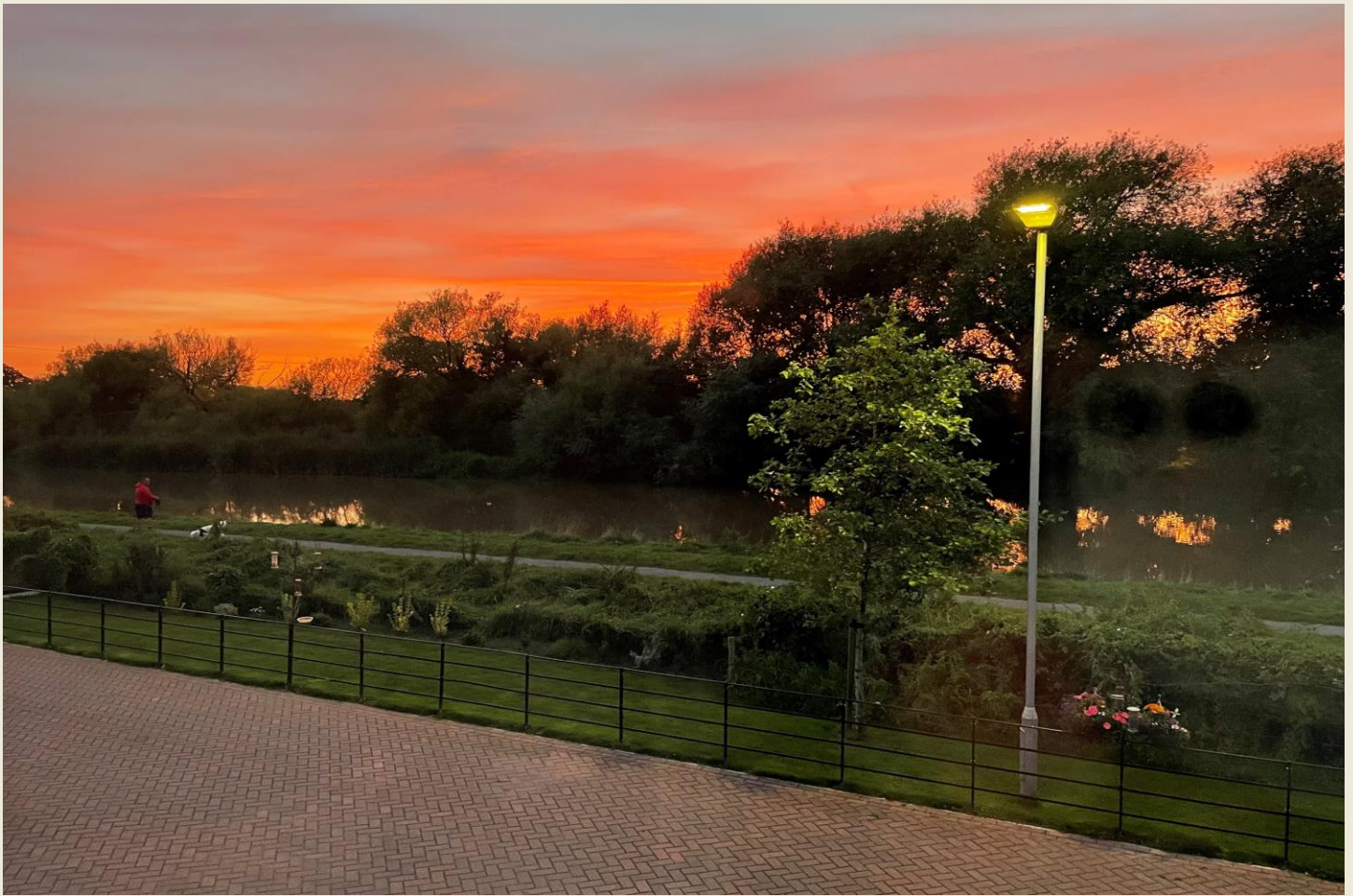
NANTWICH TOWN

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.

WELSH ROW

No 19. Meadow Close is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Nearby Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.







AGENTS NOTE

The property stands in an outstanding location overlooking the canal, which creates a delightful & restful setting. There is currently a pathway being created by the developers which will enable residents to access the canal direct, which will enable purchasers the opportunity to take lovely long walks into the countryside beyond. The superb family size home deserves prompt attention.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

13' 5" length (4.09m) Entrance door to the front, radiator, stairs to the first floor, integral access door to the Garage, ceiling light point, smoke detector, doors to Living Room and Kitchen Diner.

LIVING ROOM 10' 7" x 16' 2"

An impressive lovely light room with uPVC double glazed window to the front providing a truly outstanding view of the canal and surrounding countryside. Two radiators, ceiling light point, satellite and telephone points, wall mounted TV point. Double opening doors to the Dining Room.

DINING ROOM 10' 7" x 8' 8"

Light & well proportioned with uPVC double glazed French doors providing access to the rear garden, radiator, ceiling light point.





KITCHEN DINER 11' 2" x 10' 5"

Comprehensively equipped with an attractive range of fitted high gloss white soft close wall, base and drawer units with wood effect roll top laminate work surface and upstands. Inset 1.5 bowl stainless steel single drainer sink unit & mixer taps. 'Hotpoint' electric double oven, five burner gas hob with extractor over. Integrated dishwasher & fridge freezer, tiled floor, radiator, window to the rear overlooking the garden, recessed ceiling spot lights, wall mounted TV point. Ample space for table & chairs. Door to Utility Room.

UTILITY ROOM

Well equipped with a range of matching fitted high gloss white soft close base and drawer units with single drainer sink unit, space & plumbing for washing machine/dryer. Tiled floor, radiator, door to the rear, ceiling light point, extractor fan. Wall mounted cupboard housing 'Potterton' gas central heating boiler. Door to Cloaks/WC.



CLOAKS WC

'Ideal' wash hand basin and low level WC, tiled floor, radiator, ceiling light point, extractor fan.



FIRST FLOOR LANDING

Loft access, airing cupboard, ceiling light point, smoke detector.

FAMILY BATHROOM 5' 6" x 6' 9"

Panelled bath with shower over and glass screen, wall mounted wash hand basin and concealed cistern WC. Part tiled walls, tiled floor, uPVC double glazed window to the rear, recessed ceiling spot lights, extractor fan, chrome ladder, radiator.

BEDROOM TWO 16' 7" max. reducing to 13'3" x 8' 5"

An excellent size second bedroom enjoying stunning canal views with uPVC double glazed window to the front, two radiators, ceiling light point.



BEDROOM THREE 12' 6" x 8' 6"

A spacious room with uPVC double glazed window to the rear, radiator, ceiling light point, TV and telephone points.

BEDROOM FOUR 9' 10" x 7' 5"

A good size fourth bedroom with uPVC double glazed window to the rear, radiator, ceiling light point.





MASTER BEDROOM ONE 14' 7" max x 13' 9" max

A charming, spacious & light bedroom suite, taking full advantage of the superb views over the canal to the front. UPVC double glazed French doors opening to a Juliet balcony to the front. Two radiators, built in mirror fronted wardrobes providing excellent storage, TV & telephone points, ceiling light point. Door to Ensuite.

ENSUITE SHOWER ROOM

Superbly appointed with a wall mounted wash hand basin, shower cubicle with mains shower and sliding door. Part tiled walls, tiled floor, chrome ladder, radiator, uPVC double glazed window to the front. Concealed cistern WC, recessed ceiling spot lights, extractor fan, shaver point.



EXTERIOR

Lawned garden to the front with planted border and brick paved double width driveway and access to the integral single garage. The rear garden is an excellent family friendly space with good size lawn and patio.

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage services are either 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

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

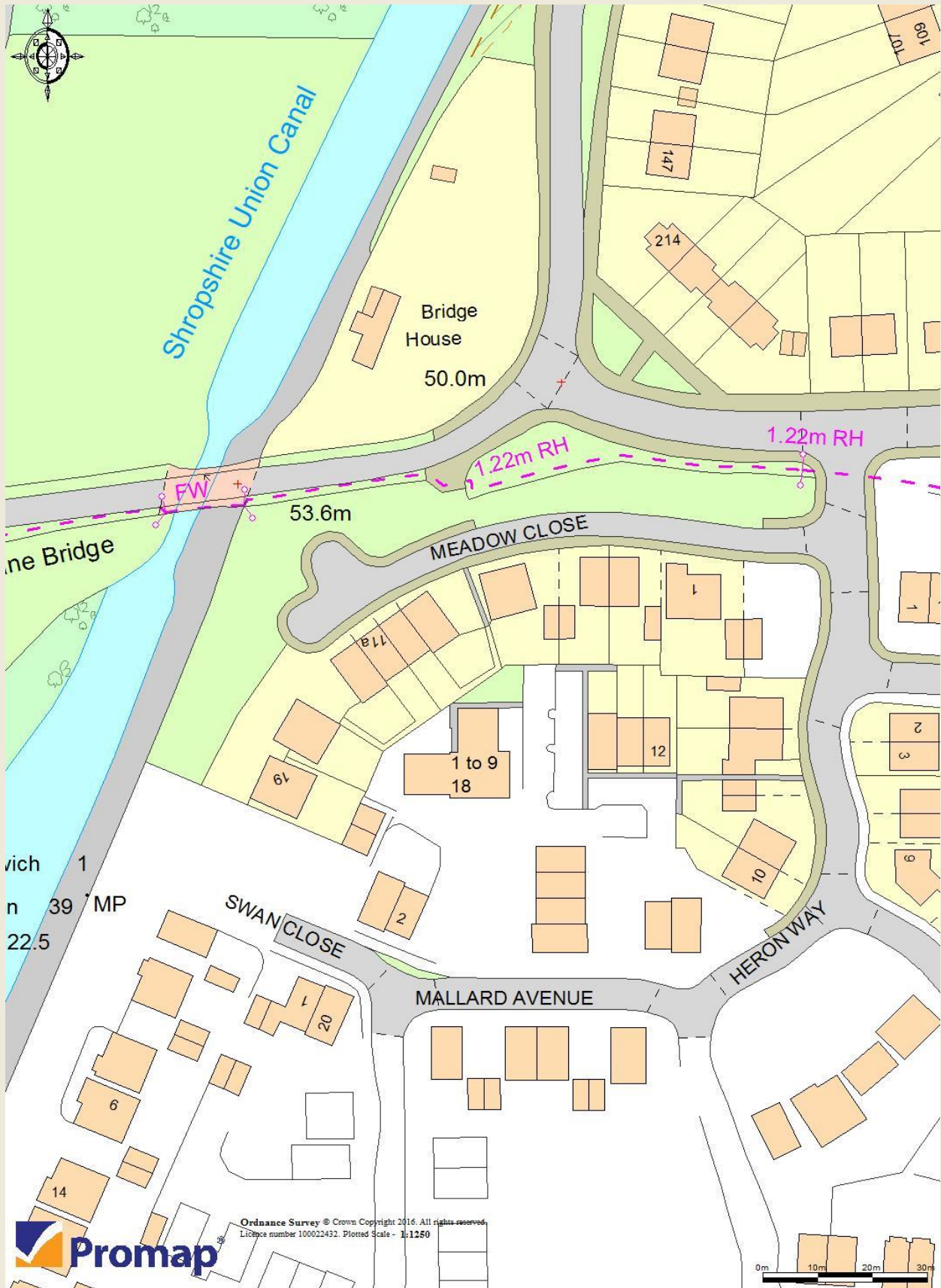
We can help you fund your new purchase with mortgage advice!

** 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, 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.

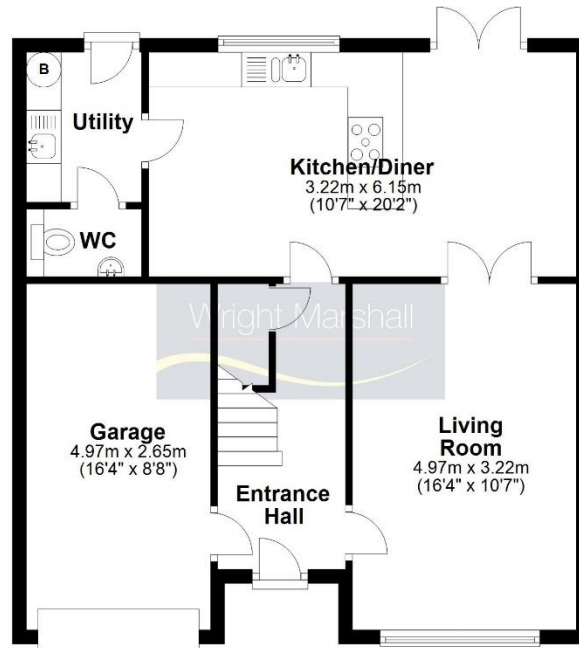
Your home may be repossessed if you do not keep up repayments on your mortgage.





Ground Floor

Approx. 63.8 sq. metres (686.7 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)

