



| CUBITT CLOSE | WILLASTON | NANTWICH | CHESHIRE | CW5 6SY | OIRO £350,000





An extremely attractive four bedroom, two bathroom detached house located on a pleasant corner plot within the modern development.

The spacious yet comfortable accommodation is well designed, manageable & well presented with plenty of space for couples or families etc. Built in 2020 the modern amenities make it a truly desirable home for those seeking a comfortable and stylish lifestyle.

Located in the charming village of Willaston schools, local amenities & transport links are within easy reach. Boasting a safe & secure part walled rear garden, excellent driveway for approx three vehicles & single garage.

UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### 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. At the junction turn left into Wyburnbury Road over the level crossing & continue into Wistaston Road. Turn right into Moorfields & turn left into Heald Way. Bear left continuing into Heald Way. The property will be observed on the left hand corner with the main entrance door fronting in to the cul de sac of Cubitt Close.

#### 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 1 hr 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







KITCHEN DINER







UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





BEDROOM TWO

BEDROOM FOUR

BATHROOM







#### EXTERIOR

An excellent corner plot with lawned frontage & paved pathway to the entrance door. Extensive Tarmacadam driveway to the side of the property providing ample off road parking which leads to the SINGLE GARAGE. Boasting an attractive walled rear garden there is a good size enclosed lawn with paved patio.



EPC RATING: B

COUNCIL TAX BAND: D

#### 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](mailto: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

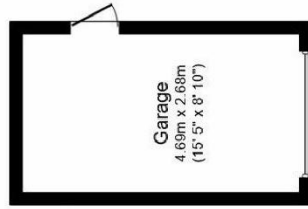
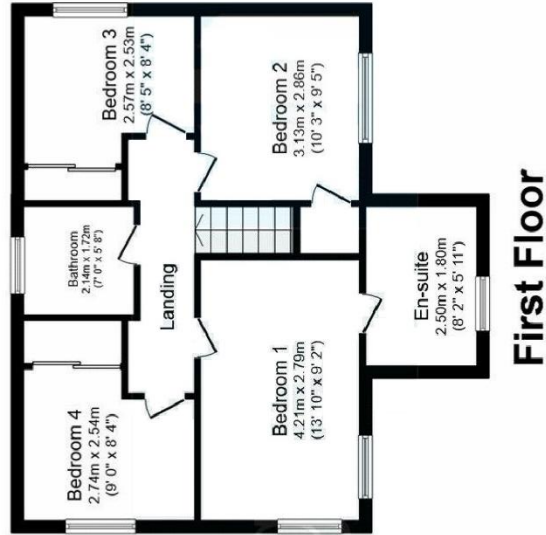
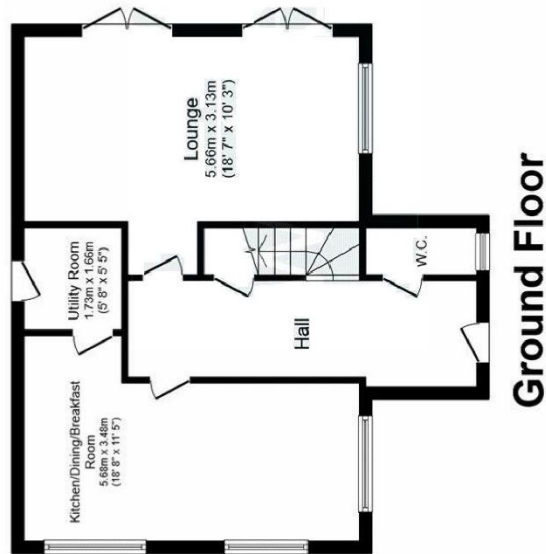
We can help you fund your new purchase with mortgage advice!

\*\* 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.







**Total floor area 120.3 sq.m. (1,295 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).