



21 TALBOT WAY | STAPELEY | NANTWICH | CHESHIRE | CW5 7RR | £560,000





Standing in a highly regarded & convenient location in excellent school catchments and within walking distance of the town centre, the well appointed & spacious detached house boasts extremely versatile accommodation (being particularly ideal for families) over three floors.

The sensational accommodation (approx 2400 sq ft) briefly comprises;

Entrance Hall, Cloaks WC, Living Room, Dining Room, vastly extended magnificent contemporary Kitchen Dining Family Room with stunning lantern roof. First Floor Landing, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom, spacious Master Bedroom One with Dressing Area & Ensuite Shower Room. Second Floor Landing, Bedroom Two with Ensuite Shower Room.

Double Garage & Tarmacadam driveway to the front with additional excellent size Tarmacadam driveway to the side providing exceptional off road parking provision.

Ample generous sized rear lawned garden with an extensive paved seating & entertaining area, various shrubs & the secure garden provides a wonderful space for families and pets whilst also boasting a high degree of privacy with the benefit of not being overlooked to the rear.

In all the substantial property offers the perfect choice for families & indeed other buyers requiring plenty of space, energy efficiency, manageability, work from home space & ideal commutability, with a mainline railway station & road networks a short distance away.

In easy walking distance of Nantwich and excellent schools in the area.

Gas C.H & Double glazing throughout.

**VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER**







#### DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Staplegh Way and turn left into Hawksey Drive and turn right into Talbot Way, continue bearing left & the property will be observed on the left hand side on the corner of Thomas avenue.

#### STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: [info@brineleas.co.uk](mailto:info@brineleas.co.uk) (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: [admin@stapeleybl.cheshire.sch.uk](mailto:admin@stapeleybl.cheshire.sch.uk) (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: [peartreeprimaryadmin@cheshire.gov.co.uk](mailto:peartreeprimaryadmin@cheshire.gov.co.uk) (Ofsted good).

(Other excellent schools are also located within the town).

#### 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;

RECEPTION HALL

CLOAKS WC





KITCHEN BREAKFAST ROOM







OUTSTANDING FAMILY DINING ROOM





LIVING ROOM

DINING ROOM







FIRST FLOOR LANDING



BEDROOM THREE

BEDROOM FOUR







BEDROOM FIVE

SECOND FLOOR LANDING







BEDROOM TWO

ENSUITE SHOWER ROOM







FIRST FLOOR MASTER SUITE:-

MASTER BEDROOM ONE

DRESSING AREA

ENSUITE SHOWER ROOM







#### EXTERIOR

Extended paved driveway providing exceptional off road parking provision.

Ample generous sized rear lawned garden with excellent decked seating / entertaining area, various shrubs & the secure garden provides a wonderful space for families and pets whilst also boasting a high degree of privacy with the benefit of not being overlooked to the rear.

#### DETACHED DOUBLE GARAGE

#### EPC RATING:

#### COUNCIL TAX BAND: F

#### SERVICES

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

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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.





#### 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.





