



20 COOPERAGE WAY | ASTON | NANTWICH | CHESHIRE | CW5 8FU | OFFERS OVER £479,000





Nestled in the charming village of Aston this stunning four bed two bath detached house on Cooperage Way offers a perfect blend of modern living and comfort. Built in 2021, this exceptionally styled contemporary new build property boasts a spectacular generous kitchen dining family room featuring integrated 'Bosch' appliances, making it an ideal home for families or those seeking plenty of room to entertain & party!

The design and layout of the property reflects a commitment to quality, flair and style, with modern finishes that cater to today's discerning buyers and lifestyle.

The present owners have superbly landscaped the rear South facing garden to now be a perfect entertaining space including a bar, porcelain tiled patios and raised planted beds.

Situated in a small exclusive development accessed by double opening electric gates this property offers a serene environment while still being within easy reach of local amenities and transport links.

Whether you are looking to enjoy the tranquility of suburban life or seeking a vibrant community, this location has much to offer. With its contemporary design, ample parking & EV car charger outlet, and prime location, it is sure to attract interest from discerning buyers.

(NOTE: Wooden shutters & solar 'Velux' blinds included)

**VIEWING IS HIGHLY RECOMMENDED**







NEARBY NANTWICH TOWN CENTRE (ABOVE)

#### DIRECTIONS

From the Agent's Nantwich Office proceed out of town along the A530 Whitchurch Road passing the lake & continue through Broomhall and Sound. Upon reaching the village of Aston turn left into Cooperage Way & proceed through the electric gates (intercom entry). The property will be observed on the right hand side.



#### ASTON & WRENBURY VILLAGE

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House plus 'Longmans Farm Shop & Cafe' one of the finalists for the Cheshire Life food retailer of the year. Wrenbury village is close by with its excellent facilities and various Primary Schools are located in Wrenbury, Sound & Audlem.

Nantwich has Secondary & Primary Schools. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council.

The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line. The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres.

#### 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. 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:-

ENTRANCE HALL (15'6 x 6'5)







KITCHEN DINING FAMILY ROOM (20'2 x 18'11)







LIVING ROOM (18'9 x 10'1)

UTILITY ROOM (7'0 x 5'7)

CLOAKS WC (5'8 x 3'5)







FIRST FLOOR LANDING

MASTER BEDROOM ONE (16'11 x 13'5)

ENSUITE SHOWER ROOM (7'1 x 6'11)



BEDROOM THREE (11'9 x 8'5)

BEDROOM FOUR (10'9 x 8'3)







FAMILY BATH & SHOWER ROOM (11'10 x 5'5)

BEDROOM TWO (15'6 x 8'11)



INTEGRAL SINGLE GARAGE (17'11 x 8'8)  
With up & over door, power & light. EV car charger outlet.







#### EXTERIOR

The property offers stunning contemporary gardens with the rear South facing 'entertaining' garden having been recently completed professionally. Stylish, well proportioned & easy to maintain the spectacular design features graveled & porcelain tiled patios with a pathway leading to a stunning terrace with high specification solid roof Aluminium gazebo – making it the perfect party spot for all year round entertaining. Elegant fencing provides security & privacy whilst also making it ideal for buyers with children & pets.

The garden adjoins the village cricket ground (with seasonal safety netting). A delightful lawned garden to the front with pathway leading to the front entrance & brick paved double width driveway provide ample parking provision.

EPC RATING: C

COUNCIL TAX BAND: E

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally. 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 & PLAN/S

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.





#### 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.

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#### 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.







