



20 NORBRECK AVENUE | CREWE | CHESHIRE | CW2 7NW | OFFERS OVER £425,000



An outstanding well designed & superbly appointed executive style home exuding light, space & elegance throughout.

Built by 'Redrow' the impeccably styled four / five bedroom, two bathroom detached house features pleasant traditional 1930's style to the exterior with modern flair and sleek interiors which creates a superb spacious and flexible home for a variety of prospective purchasers.

The accommodation briefly comprises; Entrance Hall, Living Room, Kitchen Dining Family Room, Utility, WC, Gym / potential Bedroom Five. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom. UPVC D.G. & Gas C.H.

Enjoying a good size part walled rear garden, spacious corner plot position, and driveway (which could be further extended if required) and a wonderfully versatile converted garage, presently used as an excellent quality fitness room this desirable home requires prompt viewing.

There are excellent transport links close by along with fantastic amenities, schools & Danebank College.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXACTING RESIDENCE





DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the petrol station continue up into Nantwich Road and at the traffic lights turn left into Somerville Street. Turn left into Norbreck Avenue & the property will be observed on the right hand side.

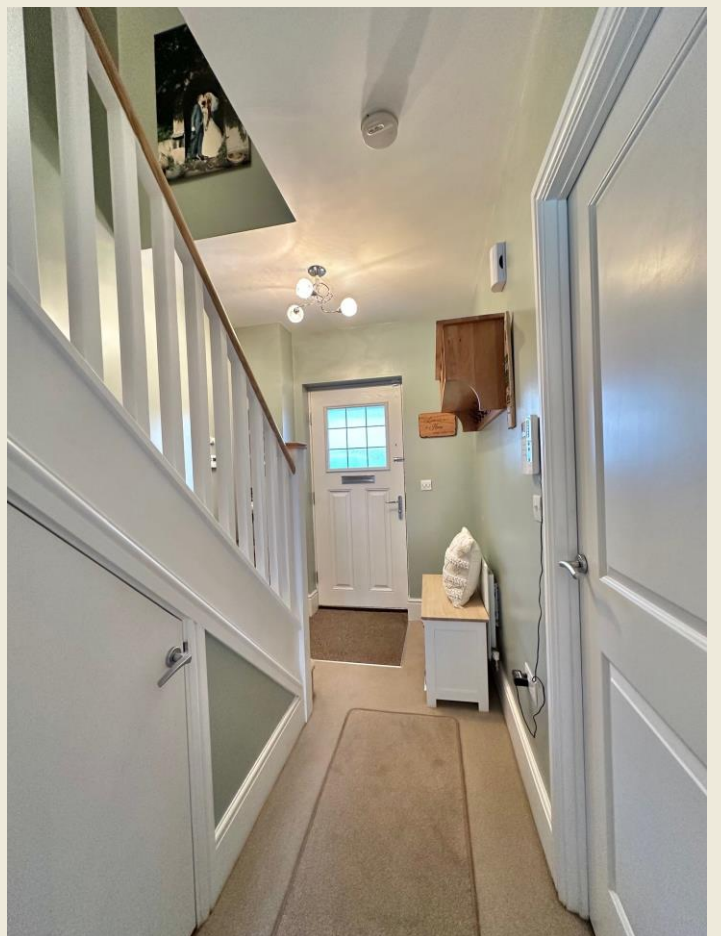
LOCATION - CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

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;

ENTRANCE HALL

LIVING ROOM





KITCHEN DINING FAMILY ROOM





UTILITY ROOM

CLOAKS WC

GYM / BEDROOM FIVE / OFFICE (FORMER GARAGE)





FIRST FLOOR LANDING



FAMILY BATHROOM

BEDROOM TWO





MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





BEDROOM THREE

BEDROOM FOUR





EXTERIOR

The property boasts a superb corner plot with Tarmac driveway & lawned garden to the front with Beech hedging (the driveway could be further enlarged if required). One of the highlights of this property is the good size part walled rear garden, providing a peaceful & safe place for children & pets. With a stunning Indian stone paved patio & pathway with edging stones it has been extremely well designed.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage 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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 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.

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, 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.



