



ROPE GARDENS, 51A | ROPE LANE | WISTASTON | CHESHIRE | CW2 6RH | OIRO £695,000



Discreetly positioned amidst a tranquil, well established & sought after location, this exclusive residence enjoys many superb attributes.

The meticulously designed, impressively presented & individually built five bedroom, four bathroom detached property offers exceptional spacious accommodation over two versatile floors being perfectly suited for families, professionals & discerning buyers who love to entertain throughout the exceptional reception rooms.

There is also scope to create a ground floor annexe if required too for multi generational living etc.

With outstanding high quality features & specifications throughout the meticulous accommodation briefly comprises; Reception Hall, Cloaks WC, Study/Playroom, Living Room with wood burning stove, exceptional open plan Kitchen Dining Family Room with sleek kitchen & feature media wall opening to contemporary Garden Room with dual bi fold doors, Utility Room, Leisure Room/Office with boiler room. Integral storage room. First Floor Landing, Master Bedroom Suite; Bedroom One, Dressing Room & Ensuite Shower Room, Bedroom Two with balcony enjoying a pleasant garden vista & Ensuite Shower Room, Bedroom Three with Ensuite Shower Room, Bedroom Four, Bedroom Five & Family Bathroom with separate shower.

The exterior offers generous manageable yet generous family & pet friendly gardens incorporating lawned areas, entertaining patio & decked seating space, side garden with space for hot tub.

An extensive gravel driveway provides ample parking provisions.

UPVC D.G. & Gas C.H.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE
OUTSTANDING PROPERTY**





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn right (at the 'Wells Green' traffic lights' by the vets) into Rope Lane. Continue passed the Spar shop on the right continuing ahead. The property will be observed on the left hand side before the bridge.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.



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.



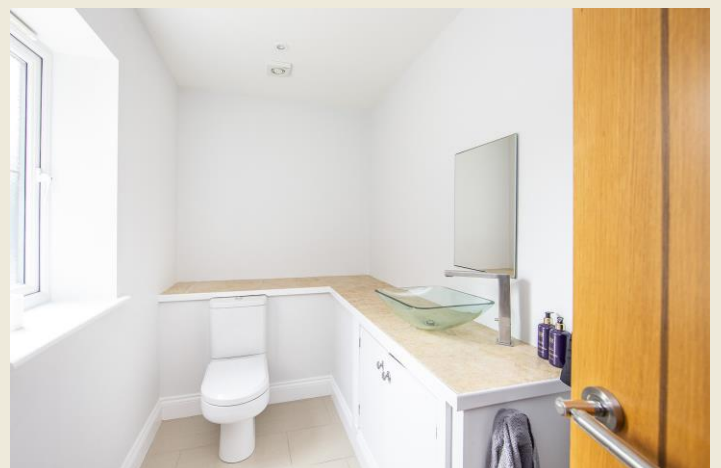


AGENTS NOTE:-

The elegant & luxurious contemporary home is the epitome of sleek design, high calibre specification and an abundance of natural light. Situated in a most discreet position amidst an established and sought after residential locality the present vendors individually designed & built their home to great effect. Privacy may be fully appreciated in the rear & side gardens where families can certainly relax & entertaining is simply a breeze.

RECEPTION HALL

CLOAKS WC





LIVING ROOM 16'0 max x 13'3

STUDY / PLAYROOM 8'3 x 10'0





KITCHEN DINING FAMILY ROOM 24'8 x 21'6 max
Distinctively designed with sleek contemporary flair and wonderful view over the rear garden.





GARDEN ROOM 11'9 x 11'2

UTILITY ROOM 10'6 x 8'7



LEISURE ROOM / OFFICE (POTENTIAL ANNEXE SPACE)
19'9 max x 9'5

FIRST FLOOR LANDING





FAMILY BATH & SHOWER ROOM 6'11 x 11'2

BEDROOM TWO 13'5 x 11'2

WALK IN WARDROBE

ENSUITE SHOWER ROOM

BALCONY 11'9 x 11'2





MASTER BEDROOM SUITE:-

BEDROOM ONE 19'9 max x 18'6

DRESSING ROOM 5'11 x 7'5

ENSUITE SHOWER ROOM 6'5 x 11'2





BEDROOM THREE 12'6 max x 10'3

ENSUITE SHOWER ROOM



BEDROOM FOUR 11'10 max x 10'3

BEDROOM FIVE 9'0 max x 9'0





EXTERIOR

The property is approached via brick walls & extensive gravelled driveway leading to only two discreet properties. The exterior offers generous manageable yet generous family & pet friendly gardens incorporating lawned areas, entertaining patio & decked seating space, side garden with space for hot tub. An extensive gravel driveway provides ample parking provisions together with ample storage space to the sectioned garage with electrically controlled roller door.

EPC RATING: C

COUNCIL TAX BAND: G

SERVICES

Mains water, gas, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). 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. Zoned under floor heating to the ground floor.

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. 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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"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.

