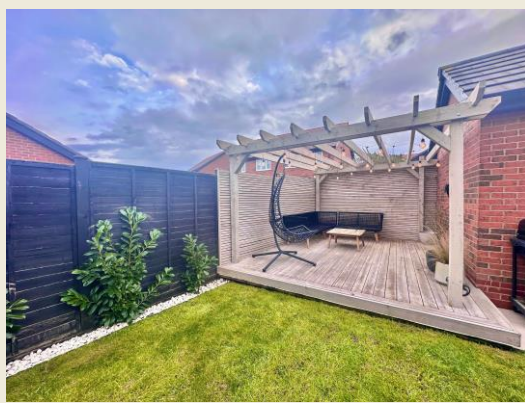




4 PEN ROAD | WISTASTON | CHESHIRE | CW2 8WL | OIRO £285,000





Nestled in the charming area of Wistaston, this impeccably presented highly sophisticated and stylish three bedroom, two bathroom semi detached contemporary house exudes immense design flair throughout. The present owners have meticulously curated a style which beautifully encapsulates modern living particularly with the outstanding landscaped garden to the rear being a perfect for evening soirees.

The exceptional ground floor maximises comfort, light & space with the elegant kitchen diner & luxe living room with creative ambient lighting.

Briefly comprising; Entrance Hall with feature flooring, Living Room with feature ceiling & lighting, sleek Kitchen Diner, Utility space & separate WC. First Floor Landing, Master Bedroom One with built in wardrobes & feature part panelled wall and Ensuite Shower Room, Bedroom Two, Bedroom Three, stylish Family Bathroom.

Tarmacadam driveway with space for two vehicles.

The rear garden is a wonderful safe and secure space – perfect for families & pets, enjoying distinctive stylish design featuring rich planting, sleek lines and fantastic lighting. With a spacious patio, lawn & additional decked BBQ area with pergola, the garden really is a wonderful addition to the ‘wow’ home.

The property is located in a sought-after leafy residential locality within a very short walk to nature and parkland walks, ensuring a peaceful atmosphere while still being conveniently close to local amenities. This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn left into Teal Way and follow Teal Way to the right. Take the right turn into Pen Road where the property will be observed on the right hand side.

#### 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.

#### 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





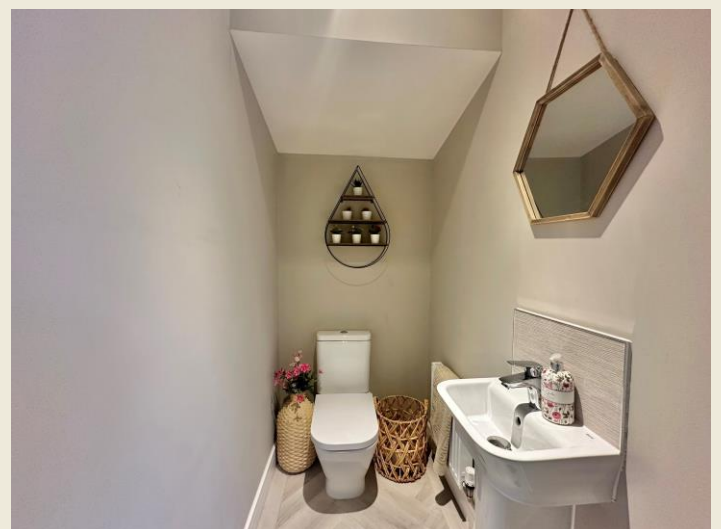


SEPARATE WC

KITCHEN DINER



UTILITY AREA







FIRST FLOOR LANDING

BEDROOM TWO

BEDROOM THREE



FAMILY BATHROOM







MASTER BEDROOM ONE



ENSUITE SHOWER ROOM

#### EXTERIOR

Clipped front hedge with paved pathway & Tarmac driveway to side with parking for two vehicles.

The rear garden is outstanding having been exceptionally landscaped to now feature distinctive style & being perfect for relaxing & entertaining. The rear garden is a secure haven for buyers with a spacious paved patio, steps with raised planted borders and feature lighting to lawned area. Feature planting softens the luxe contemporary space whilst the rear decked BBQ area with timber pergola is the ideal spot for summer evenings with friends and family. The ambient well designed & wonderfully lit space is the epitome of sleek style & sophistication.

EPC RATING: B

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (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.

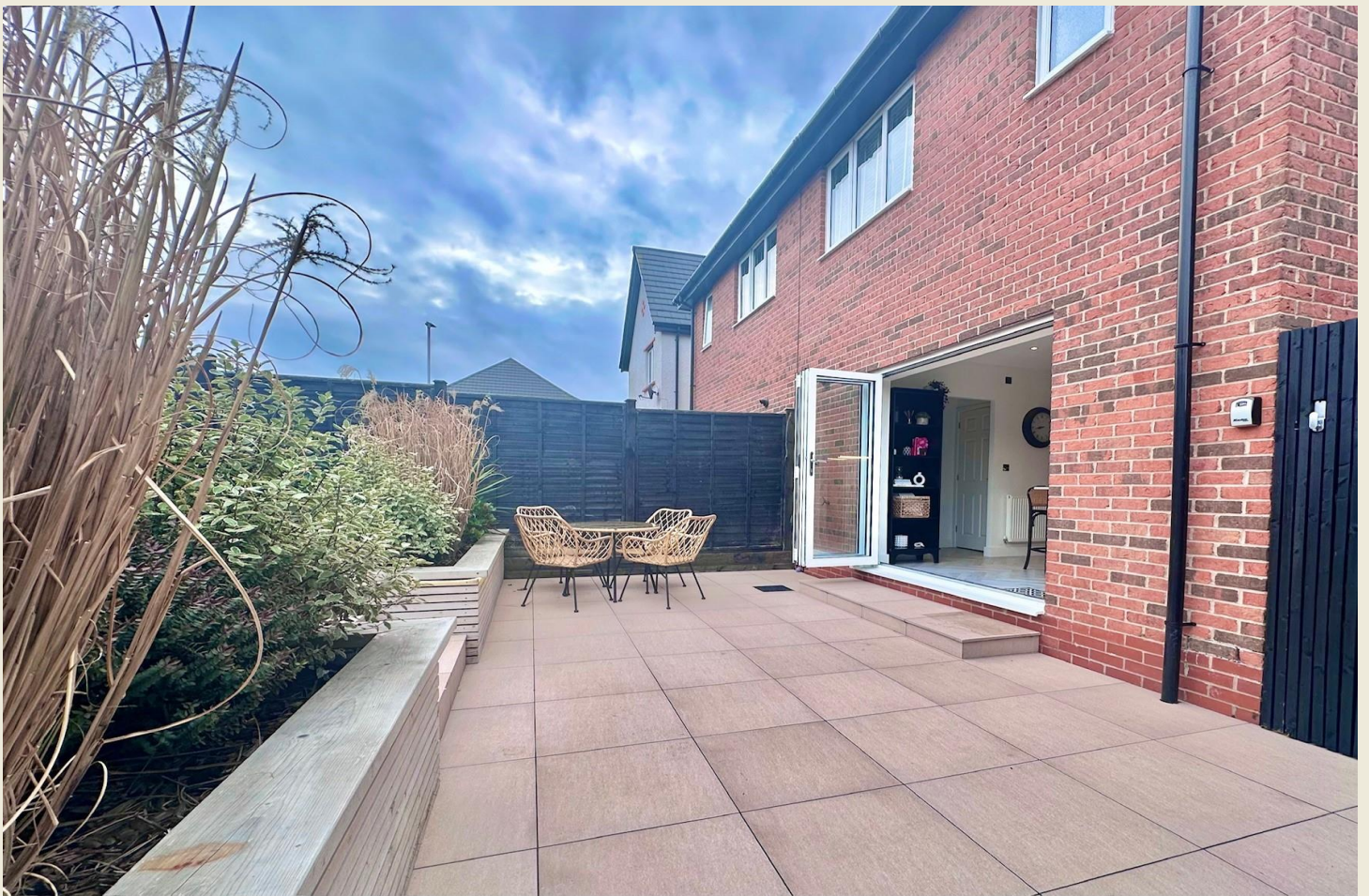
(2025 service charge was £165 for the maintenance of the estate and is reviewed annually).

#### 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

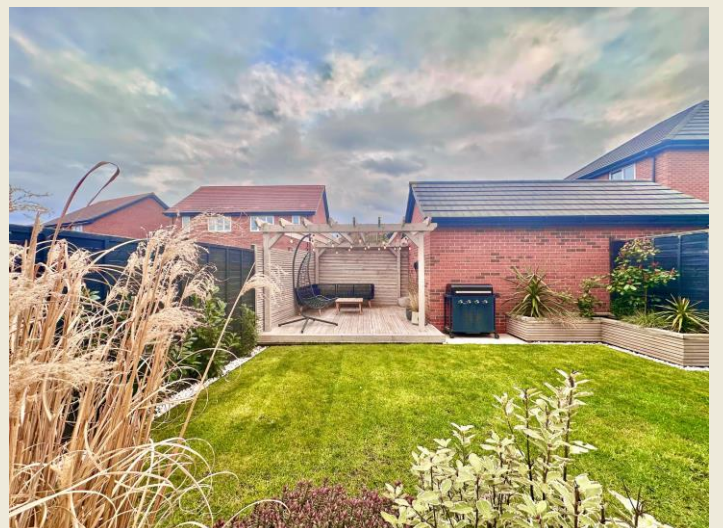
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

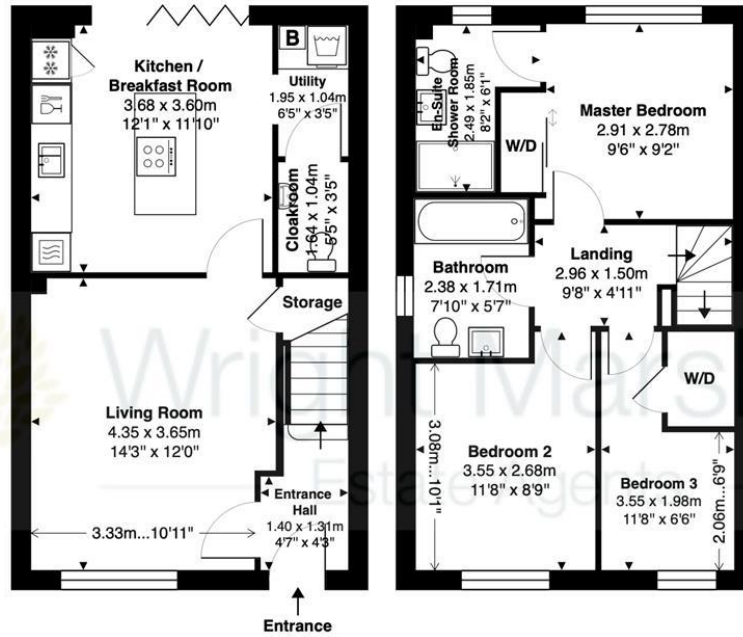
We can help you fund your new purchase with mortgage advice!

\*\* 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.







**4 PEN ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8QL**

Approximate Gross Internal Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.