



24 POLLARD DRIVE | STAPELEY | NANTWICH | CHESHIRE | CW5 7EQ | OIRO £650,000



Nestled in the charming area of Stapeley, Cheshire, this impressive detached house on Pollard Drive offers a perfect blend of space and comfort. Built in approx 2002, the property boasts a generous 2,142 square feet of living space, making it an ideal family home which has been much enhanced by the present occupiers.

A stand out feature is the superb attached double garage with rear bi fold doors to the garden creating a versatile space whether for use as a sleek garage or fantastic leisure or party room.

Upon entering, you are greeted by three reception rooms, including a wonderful open plan kitchen dining living space which also provides direct garden access, there is certainly plenty of space for family gatherings & parties. Recently fitted the sophisticated deep blue kitchen is an extremely attractive addition.

The elegant & versatile layout is designed to accommodate easy modern living, ensuring that every family member can enjoy their own space while still coming together in the heart of the home.

The property features five spacious bedrooms and with three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household.

Externally the property benefits from parking for several vehicles, a rare find that adds to the convenience of this home. The gardens feature a timber pergola, lawns and paved entertaining patios together with favourable easy to maintain planting.

The surrounding area is known for its friendly community and excellent local amenities including both primary and secondary schools within a short distance, making it a desirable location for families and indeed professionals alike. This delightful home on Pollard Drive is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere which is sure to impress.

**IN ALL THE LUXURIOUS & WONDERFULLY APPOINTED HOME MUST BE VIEWED
TO BE FULLY APPRECIATED**





DIRECTIONS

From our Nantwich office proceed along Hospital Street passing over the two roundabouts onto London Road. Continue through the lights, at the roundabout take the third junction onto the A500. At the third roundabout turn right in the direction of Keele. At the next roundabout turn left then right at the next. Proceed into Wychwood Park via the security access & bear right continuing through the stunning development. Turn right into Henley Drive and turn right again into Fairhaven where the property will be observed ahead (parking & garage to the rear).

WYCHWOOD PARK / WESTON

Wychwood Park is an outstanding community that sets new standards for living. This is an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, the impressive new golf course not only offers great enjoyment to players, it also enhances the setting & views for the homes themselves. There is a Club House & a Hotel with conference facilities. There is a 24 hour on-site manned security service & residents enjoy social membership of the Golf Club. The course has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes. Access to various footpaths & walks around the development are available.

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





OPEN PLAN KITCHEN LIVING ROOM OPENING TO ORANGERY
27'4 x 26'11

UTILITY ROOM 8'3 x 6'8







DINING ROOM 14'3 x 11'11

STUDY / PLAYROOM 9'6 x 9'1



CLOAKS WC

FIRST FLOOR LANDING





MASTER BEDROOM ONE 12'4 x 11'11

DRESSING ROOM 9'4 x 6'5

ENSUITE SHOWER ROOM





LIVING ROOM / BEDROOM FOUR 14'0 x 14'0

BEDROOM TWO 16'11 x 11'11





BATHROOM



SECOND FLOOR LANDING

BEDROOM THREE 16'11 x 11'11

BEDROOM FIVE 14'11 x 11'11





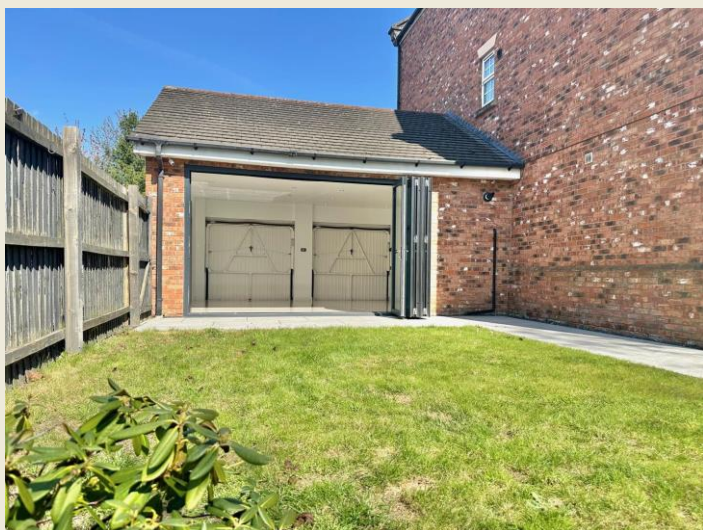
BEDROOM SIX 14'0 x 9'9

FAMILY BATHROOM





ATTACHED LEISURE ROOM / DOUBLE GARAGE 19'6" x 18'4"





EXTERIOR

The property stands well back within a small exclusive cul de sac boasting a larger than standard brick paved driveway enabling extensive off road parking for several vehicles whilst the attached double garage / leisure room provides wonderful versatility. Recently paved seating area with pleasant planting & space for shed. The rear garden is of a generous yet manageable size being predominantly laid to lawn with a timber pergola and extensive entertaining & seating area – perfect for alfresco dining and relaxation. There are numerous shrubs, plants & trees which further enhance this glorious tranquil location. A noteworthy feature is that the garden is not directly overlooked which is a wonderful feature.

EPC RATING: C

COUNCIL TAX BAND: G

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. Tel: 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.

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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, 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.





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Approximate Gross Internal Area: 2997 ft² ... 278.5 m²

While 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 Green House EPC Ltd 2020.

Wright Marshall
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