



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A magnificent contemporary four bed, three bath detached residence offering exceptional modern living whilst being discreetly positioned within a small, exclusive cul-de-sac. The generous integral double garage provides ample space for vehicles and additional storage with double width driveway & charming well appointed gardens particularly to the rear. This residence not only provides a luxurious living experience but also benefits from its peaceful location, allowing residents to enjoy the serene atmosphere of village life while remaining within easy reach of local amenities and transport links. VIEWING IS HIGHLY RECOMMENDED

DESCRIPTION

An extremely meticulously well presented luxury Four Bedroom, Three Bathroom executive style detached house, conveniently situated in an attractive cul-de-sac of just seven properties in the village of Hough, within a short drive of the M6, A500 and rail links. This modern detached property owned by one occupier since new and substantially upgraded, offers a wealth of accommodation over two floors. Constructed in 2008 the property has been built and maintained to a very high standard with high specification fixtures and fittings throughout including Porcelenosa high gloss floor tiles in the Entrance Hall and Kitchen, high specification ware in all Bathrooms and WC. Briefly comprising; Spacious Entrance Hall, Cloaks/WC, sophisticated and elegant Living Room, Utility Room, Formal Dining Room, First Floor Landing, Master Bedroom Suite with Bedroom One, Luxury En-suite Shower Room, and walk in wardrobe, Bedroom Two & En-suite, Bedroom Three, Bedroom Four, Family Bathroom. Integral Double Garage - with potential for conversion, if required (subject to necessary consents). Extensive driveway and beautifully presented lawned rear garden with paved seating area. EV CHARGER.

DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed to the village of Hough. The property will be located in the cul de sac on the right hand side.

HOUGH

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

NANTWICH

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;

ENTRANCE HALL

Stunning high quality and particularly attractive contemporary entrance door with motif glazed inset. Recessed ceiling spot lights, radiator, polished 'Porcelanosa' tiled floor, telephone point. Stairs rising to the First Floor. Doors to Cloaks/WC, Dining Room, Living Room and Kitchen Dining Family Room.

CLOAKS WC

Pedestal wash hand basin, low level WC, chrome ladder radiator/towel rail, polished tile floor, recessed ceiling spot lights, uPVC double glazed window to front.

DINING ROOM / SNUG

10'6 x 10'0 (3.20m x 3.05m)

Light and neutrally decorated with ceiling light point, uPVC double glazed windows to front, radiator, TV and telephone points.

LIVING ROOM

14'6 x 12'11 (4.42m x 3.94m)

An elegant, sophisticated and well proportioned room boasting the addition of a stunning wood burning stove with mantle. 2 ceiling light points, radiator, uPVC double glazed windows to rear and central uPVC double glazed French doors. TV and telephone points.

KITCHEN DINER FAMILY ROOM

14'8 max x 22'0 max (4.47m max x 6.71m max)

An outstanding spacious family and entertaining room having been totally remodelled by the present owner, to great effect. Now featuring a contemporary Kitchen with ample space for dining and relaxing. Luxury Kitchen comprehensively well equipped with a range of high gloss cream coloured wall, base and drawer units and chic curved breakfast peninsula. Beautiful granite work surfaces with under mounted sink and mixer tap. Induction Hob with angled extractor over and splashback. Part tiled walls, eye level double electric oven/grill, integrated dishwasher, fridge and microwave oven. Recessed ceiling spot lights, uPVC double glazed window to rear, granite upstands, uPVC double glazed French doors to the rear garden, polished 'Porcelenosa' tile floor, 2 radiators, wall mounted TV point. Extensive space for dining and relaxing. Door to Utility Room.

UTILITY ROOM

Granite work surface with inset stainless steel single drainer unit, recessed ceiling spot lights, porcelain tile floor, high gloss units. Door leading to the Double Garage.

FIRST FLOOR LANDING

Ceiling light point, loft access to fully boarded loft with ladder and lighting.

MASTER BEDROOM SUITE:-

BEDROOM ONE

15'3 max x 12'9 (4.65m max x 3.89m)

Beautifully and immaculately presented, being well proportioned. Ceiling light point, radiator, TV and telephone points, uPVC double glazed window to front elevation. Door to Dressing Room.

DRESSING ROOM

11'11 max x 8'1 (3.63m max x 2.46m)

With lighting, hanging and shelving, cupboard housing hot water cylinder.

LUXURIOUS ENSUITE SHOWER ROOM

11'5 x 8'1 (3.48m x 2.46m)

Spacious and light with large walk in shower cubicle being fully tiled where visible, low level WC, pedestal wash hand basin, chrome towel rail/radiator, double glazed roof light to the front elevation. Note: There may be possibility to have a bath installed, if required (subject to necessary consents).

BEDROOM TWO

15'3 max x 10'0 (4.65m max x 3.05m)

Ceiling light point, radiator, TV & telephone points, uPVC double glazed window to front. Door to Ensuite.

ENSUITE SHOWER ROOM

Corner shower cubicle, low level WC, pedestal wash hand basin, chrome ladder radiator/towel rail, tiled walls.

BEDROOM THREE

9'9 max x 10'0 (2.97m max x 3.05m)

Ceiling light point, radiator, TV & telephone points, uPVC double glazed window.

BEDROOM FOUR

9'7 x 8'11 max (2.92m x 2.72m max)

Ceiling light point, radiator, uPVC double glazed window.

FAMILY BATHROOM

Immaculately presented with a panel bath & shower over with glass screen, concealed cistern WC, wall mounted wash hand basin, recessed ceiling spotlights, uPVC double glazed window to rear, part tiled walls, shaver point, chrome ladder radiator/towel rail, tiled floor.

INTEGRAL DOUBLE GARAGE

17'5 x 18'2 (5.31m x 5.54m)

Remote access to the front, fully plastered & benefitting built in storage. Power & light. Wall mounted 'Worcester' gas central heating boiler. Electric consumer unit & water tap.

EXTERIOR

The property stands on an excellent plot, boasting impressive off road parking by way of the double width paved drive. There is a spacious integral double garage with central brick pillar & inset recessed lighting. Wrought iron railings to front conceal an attractive low maintenance slate chipped frontage. Various shrubs to side with pathway leading to the rear. The rear garden is a delight, ideal for families & pets being

fully enclosed. There is a large lawned garden which benefits from a high degree of privacy. A paved pathway leads to a paved patio with a further larger paved patio/entertaining space beyond. There are several specimen shrubs & trees providing interest. Cold water tap.

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains water, gas, electricity & drainage services are connected. 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 9.00-3.30pm.

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

MARKET APPRAISAL

FINANCIAL ADVICE

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

** Contact one of our sales team today on , 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; , 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.