



35 Elm Close, Wistaston CW2 8RU



A superbly extended and considerably enhanced semi-detached house in a sought after position incorporating fixtures, fittings and features of the highest standard with a large driveway, spacious double integral garage and lawned rear gardens. Vaulted living family dining kitchen with bi-folding doors, separate lounge, ground floor WC, three double bedrooms with potential for a fourth, luxuriously appointed bathroom and staircase to loft rooms. Viewing recommended.

- A superbly extended and enhanced semi-detached house
- Three double bedrooms with potential for a fourth bedroom
- Open plan living family dining kitchen, separate lounge and WC
- Fully appointed kitchen with high quality units and appliances,
- Incorporating combination gas fired central heating and air conditioning
- Luxuriously appointed bathroom with full suite
- Staircase to two useful loft rooms
- Large block paved driveway, double integral garage, lawned rear gardens with brick built garden store
- NO CHAIN

#### Agents Remarks

This ex-local authority house has been comprehensively enhanced, improved and extended to provide superb family accommodation incorporating a full range of high quality fixtures and features.

#### Property Details

A block paved driveway stands to the front of the property providing superb car parking and leads to an internal garage. A covered porch with a uPVC double glazed door leads to:

#### Enclosed Entrance Porch

With uPVC double glazed windows to front and side elevation incorporating fitted blinds and a sectional glazed panel door leads to:

#### Reception Hall

A glorious entrance to the property enjoying superb aspects through to the open plan living family dining kitchen and through uPVC double glazed patio doors to rear garden and patio beyond. With spindle staircase to first floor, uPVC double glazed window to side elevation, high quality Amtico plank flooring, double radiator, recessed ceiling lighting, further radiator and open access leads to:



**Stunning Vaulted Living Family Dining Kitchen 10' 4" x 30' 11" (3.14m x 9.42m)**

Dining Area With radiator, wall mounted TV point, four overhead Velux windows and four uPVC double glazed panel bi-folding doors to patio terrace and garden. Kitchen Area Comprehensively equipped with a superb range of high quality base and wall mounted units comprising cupboards and drawers, attractive granite working surfaces, underslung Belfast sink with mixer tap, Rangemaster kitchen range with granite splash plate and brushed steel Rangemaster filter canopy over, integrated wine cooler, integrated fridge and freezer, integrated dishwasher, half tiled walls, uPVC double glazed window to rear elevation, recessed ceiling lighting and space for American style fridge freezer.

From the Reception Hall a glazed panel door leads to:

**Lounge 19' 3" x 10' 6" max (5.88m x 3.19m max)**

With recessed ceiling lighting, uPVC double glazed window to front elevation, double radiator, wall mounted recessed living flame effect electric fire, TV aerial point and radiator.

From the Reception Hall a sectional glazed door leads to:

**Garage 16' 0" x 13' 9" max (4.87m x 4.20m max)**

Superbly appointed with a electrically operated remote controlled roller door to front, uPVC double glazed personal door, light, power, wall mounted combination gas fired central heating boiler, plumbing for washing machine and a panel door leads to:

**Cloakroom**

With wall mounted wash basin, WC and ceiling mounted extractor fan.

**First Floor Landing**

With recessed ceiling lighting and a panel door leads to:

**Bedroom Two 9' 10" x 13' 9" max (3.00m x 4.19m max)**

With uPVC double glazed window to front elevation, radiator and a panel door leads to:

**Hallway**

With staircase ascending to loft room.

**Bedroom Three 9' 1" x 10' 6" (2.78m x 3.19m)**

With uPVC double glazed window to rear elevation and double radiator.

From the landing a panel door leads to:



### Master Bedroom 16' 0" x 13' 9" max (4.87m x 4.20m max)

A superb principal bedroom with recessed ceiling lighting, uPVC double glazed windows to front and rear elevations, radiator and full height mirror-fronted fitted wardrobes with sliding doors incorporating railing and shelving. NB. This room could be sub-divided to form two separate bedrooms if required.

### Bathroom

A luxuriously appointed contemporary style bathroom with a fully tiled corner fitted shower cubicle incorporating curved screens, fully tiled walls, free-standing roll top bath with chrome free-standing shower taps, uPVC double glazed windows to rear elevation and recessed ceiling lighting.

A staircase ascends from the First Floor Hallway to:

### Loft Room 1 8' 6" x 16' 10" (2.59m x 5.12m)

With laminate plank flooring, plasterboard ceiling and walls and open access leads to:

### Loft Room 2 7' 7" x 13' 9" (2.32m x 4.20m)

Ideal further storage space.

### Externally

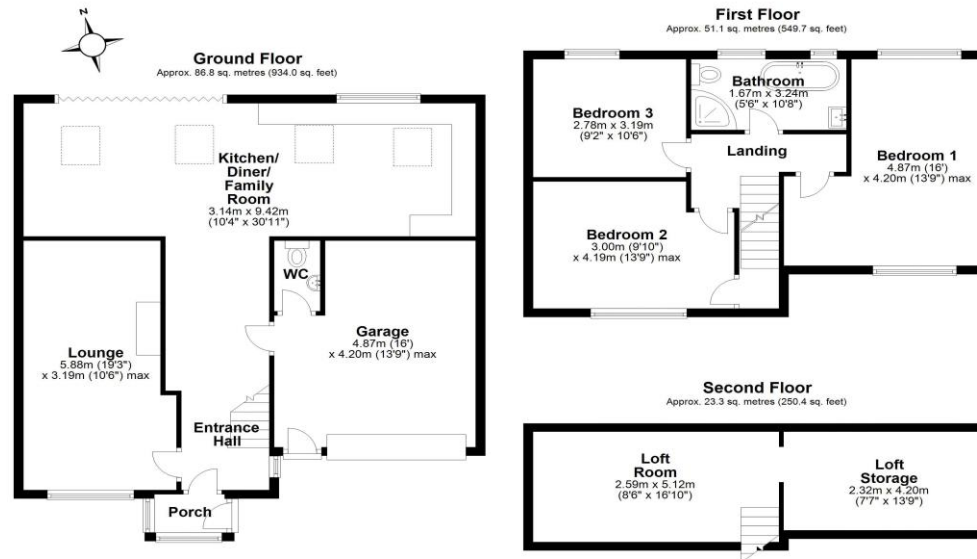
Enclosed gardens extend to the rear of the property with an extensive stone paved patio terrace and lawned garden area, sheltered and contained within high wooden panel fencing. A detached brick built store room stands within the garden with uPVC double glazed window and door with a tiled pitched roof.

### Tenure

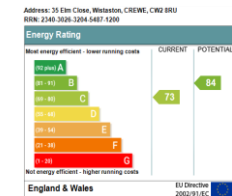
Freehold.

### Directions

From the agents office take Crewe Road out of Nantwich passing over the roundabout at the Peacock Hotel, continue for approximately 1 mile and turn left into Church Lane, continue along Church Lane passing the Church and School and continue towards "Joey The Swan". Proceed up the bank and past The Woodside Pub on the right hand side. Turn left onto Wistaston Green Road and the second left turning onto Beech Drive. Continue onto Elm Close and the property is on the left hand side.



Floorplan is for illustrative purposes only.  
Plan produced using PlanUp.



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CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441