



4 Townwell Court, off Welsh Row, Nantwich CW5 5EL



A spacious and versatile modern townhouse within an outstanding position in a small, tranquil, select courtyard just off historic Welsh Row providing accommodation arrayed over three floors, benefiting from delightful surrounding aspects and views with attractive established courtyard garden to the rear. Reception Hall, large sitting room, garden room/conservatory, utility room and contemporary shower room. Large dual aspect first floor lounge, kitchen and cloakroom. Second floor master bedroom with en-suite, two further bedroom and bathroom. Parking. NO CHAIN for early completion.

- A superbly situated three storey modern townhouse
- Within a delightful, tranquil, select courtyard position
- Situated in a lovely location with superb surrounding aspects over historic Welsh Row
- Affording outstanding, versatile accommodation arrayed over three floors
- With superb parking facilities and established walled courtyard garden to rear
- Second floor master bedroom with en-suite shower room, two further bedrooms and bathroom
- Large first floor lounge, kitchen and cloakroom
- Reception hall, ground floor sitting room, garden room/conservatory, utility room and contemporary shower room
- NO CHAIN

#### Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

#### Property Details

A paved approach leads to a uPVC double glazed panelled door which leads to:



### Reception Hall

With tiled plank flooring, staircase ascending to first floor, radiator, archway to inner hall with under stairs cubby hole and a sectional glazed door leads to:

### Sitting Room 19' 2" x 13' 9" (5.85m x 4.19m)

With two uPVC double glazed windows to front elevation, coved ceiling, two double radiators, dado rail and a uPVC double glazed door leads to:

### Garden Room/Conservatory 12' 7" x 7' 6" (3.84m x 2.28m)

With radiator, sectional glazed door to garden room/conservatory, clear glazed roof, tiled flooring and uPVC double glazed double doors to rear gardens.

From the Inner Hall a sectional glazed door leads to:

### Utility Room 9' 3" x 9' 3" max (2.82m x 2.83m max)

With base units incorporating cupboards and drawers, single drainer sink with mixer tap, part tiled walls, tiled flooring, door to garden room, radiator and a panel door leads to:

### Shower Room 5' 5" x 9' 3" (1.66m x 2.83m)

With a fully tiled full width shower tray incorporating full height screen, chrome towel radiator, tiled walls, tiled flooring, wall mounted enamel sink, WC and uPVC double glazed window overlooking rear gardens.

### First Floor Landing

With radiator, staircase ascending to second floor and a panel door leads to:

### Kitchen 9' 10" x 9' 3" (3.00m x 2.83m)

With a range of base and wall mounted units beneath attractive Corian working surfaces, under slung one and a half bowl sink with mixer tap, integrated dishwasher, built-in double electric oven, four ring gas hob with filter canopy over, part tiled walls, tiled flooring, uPVC double glazed window overlooking rear gardens and radiator.

From the Landing a panel door leads to:

### Lounge 19' 2" x 13' 9" (5.85m x 4.19m)

With a uPVC double glazed window to rear elevation, two full height uPVC double glazed windows to front elevation providing lovely aspects over courtyard and historic properties upon Welsh Row, coved ceiling, living flame gas fire inset within attractive surround and raised hearth, radiator and double radiator.

From the Landing a panel door leads to:



### Cloakroom

With WC, wall mounted wash basin, uPVC double glazed window and radiator.

### Second Floor Landing

With a panel door to:

### Master Bedroom 12' 5" x 13' 11" max (3.78m x 4.25m max)

With two uPVC double glazed windows to front elevation, radiator, superb range of full height fitted wardrobes incorporating railing and shelving and a panel door leads to:

### En-Suite Shower Room 6' 5" x 5' 6" (1.96m x 1.67m)

With a corner fitted shower cubicle incorporating curved screen doors, wall mounted wash basin, WC, Oak effect plank flooring, chrome towel radiator and recessed ceiling lighting.

### Bedroom Two 9' 10" x 9' 3" (3.00m x 2.83m)

With radiator, fitted double wardrobe incorporating railing and shelving, and uPVC double glazed window overlooking rear gardens.

### Bedroom Three 8' 10" x 7' 3" (2.70m x 2.20m)

With radiator, uPVC double glazed window to front elevation.

### Family Bathroom 6' 5" x 8' 2" (1.96m x 2.48m)

With bath incorporating shower taps, separate shower cubicle, tiled flooring, recessed ceiling lighting, uPVC double glazed window, WC and vanity wash hand basin.

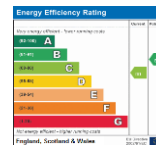
### Externally

The property benefits from superb parking provision to the front and the courtyard garden to the rear is predominantly paved with established flower beds and borders incorporating mature plants, trees and shrubs.

### Tenure – Freehold.

### Directions

Proceed along Welsh Row past the renowned Cheshire Cat and turn right through the archway by imposing and historic Townwell House and our Cheshire Lamont Rental office.



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