



57 Coppice Road, Willaston CW5 6QD



Within tree lined private gardens to 0.22 of an acre in a tranquil select cul-de-sac, in a fine location and pleasant surroundings, a substantial four double bedroom detached house affording very spacious, enhanced and adaptable ground floor accommodation with attached double garaging. Reception hall, large lounge, cloakroom, garden room, dining room, sitting room, dining kitchen, four first floor double bedrooms, bathroom.

- Standing in large private tree lined gardens to 0.22 of an acre
- A substantial detached family home with possible further potential
- Well enhanced and extended ground floor accommodation
- Four first floor double bedrooms, bathroom
- Delightful surroundings, aspects and gardens close to Willaston village and Nantwich
- Large sweeping driveway, extensive car parking facilities and attached double garaging
- Adaptable and spacious reception accommodation with two sitting rooms and separate garden room
- Private established rear gardens with extensive lawns

Agents Remarks

This most spacious house stands on the edge of Willaston village which provides junior schooling, shops and facilities that provide for day to day requirements and is a short distance away from Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A UPVC double glazed door leads to:

Reception Hall

With coved ceiling, UPVC double glazed window to side, central heating radiator, staircase to first floor with under stairs area, telephone point, central heating thermostat and a panel door leads to:



Cloakroom

With WC, corner fitted wash hand basin, two fully tiled walls and UPVC double glazed window.

From the reception hall a sectional glazed door leads to:

Lounge 19' 10" x 12' 0" (6.05m x 3.67m)

With a central heating radiator, UPVC double glazed window to front elevation, fireplace within surround with slate hearth, coved ceiling, television aerial point, sliding aluminium framed double glazed doors to garden room and double glazed doors to hall.

From the reception hall a panel door leads to:

Breakfast Room 10' 9" x 9' 9" (3.27m x 2.97m)

With coved ceiling, open access to garden room, double radiator, double doors to lounge and a panel door to:

Dining Kitchen 11' 4" x 12' 9" (3.46m x 3.88m)

With a range of oak fronted base and wall mounted units comprising cupboards and drawers with built in electric oven, fitted microwave, four ring hob, filter canopy, plumbing for automatic washing machine, integrated dishwasher, stainless steel single drainer sink unit with mixer tap, UPVC double glazed window to rear, part tiled walls, UPVC double glazed door to outside, central heating radiator, a door to pantry cupboard with shelving and a sectional glazed door leads to:

Dining Room 16' 7" x 14' 9" (5.05m x 4.50m)

With a UPVC double glazed bow window to front elevation, double radiator, UPVC double glazed windows to side elevation and two wall light points.

From the dining room open access leads to:

Garden Room/Sun Room 9' 4" x 22' 2" (2.85m x 6.75m)

With two UPVC double glazed sliding patio doors to rear gardens enjoying pleasant aspects, high pine panelled ceiling and feature stone clad walling.

First Floor Landing

With access to loft, built in airing cylinder cupboard with lag cylinder and immersion and a panel door leads to:

Master Bedroom 16' 6" x 14' 11" (5.03m x 4.55m)

With a UPVC double glazed window to front elevation, central heating radiator, deep fitted cupboard and a panel door leads to:

En suite Shower Room

With shower cubicle, WC, pedestal wash hand basin, part tiled walling, UPVC double glazed window to front and a central heating radiator.



Bedroom Two 10' 2" x 16' 0" (3.09m x 4.87m)

With central heating radiator and UPVC double glazed window to front elevation.

Bedroom Three 12' 2" x 9' 11" (3.70m x 3.02m)

With a central heating radiator and UPVC double glazed window to rear.

Bedroom Four 12' 3" x 10' 0" (3.73m x 3.04m)

With UPVC double glazed window overlooking rear garden with pleasant aspect, central heating radiator and a fitted double wardrobe.

Bathroom

Furnished with a panelled bath with shower over, pedestal wash hand basin, WC, central heating radiator, fully tiled walling and UPVC double glazed window to rear.



Attached Double Garage 20' 0" x 15' 0" (6.10m x 4.57m)

With electric up and over door with remote control, UPVC double glazed window to rear, light and power.

Gardens

The residence stands in extensive private gardens among mature specimen trees with delightful aspects and a woodland feel. Set well back from Coppice Road behind a large lawned area, neat conifer hedge providing extensive privacy is approached via a long private drive leading to the front of the property and to double garaging. Gardens to the rear are west facing, bordered and sheltered to all sides by high mature specimen trees and hedging and incorporating a lawned garden area with paved patio and path. The grounds in total extend to 0.22 of an acre.

Tenure

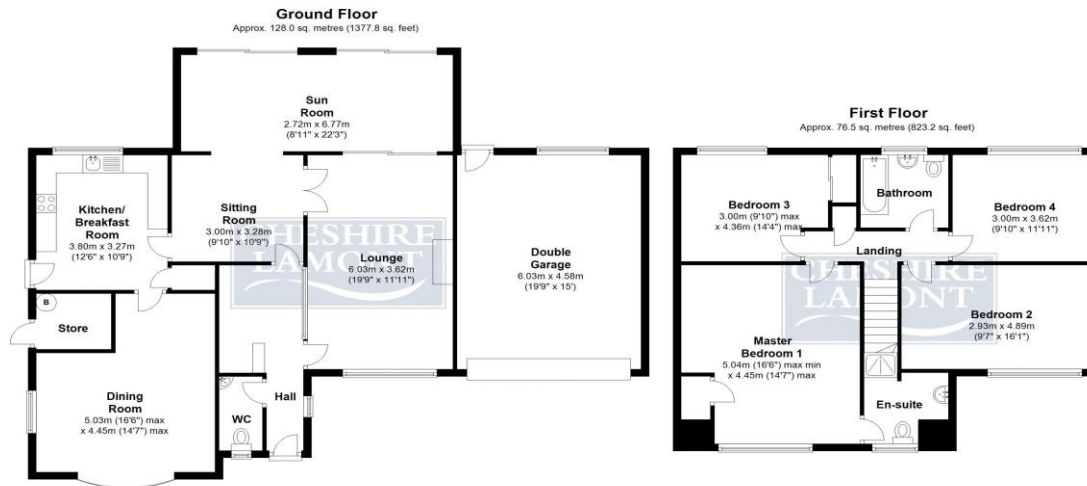
Freehold.

Services

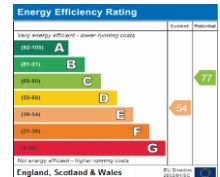
All main services are connected (not tested by Cheshire Lamont).

Directions

From Nantwich proceed along Crewe Road towards Wistaston and turn right into Coppice Road and the property is located off the second shared private drive on the right hand side.



Note: Floor Plans are for identification purposes only and Not to Scale



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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