



440 Crewe Road, Wistaston CW2 6QN

**CHESHIRE  
LAMONT**







A superb detached four bedroom period house in an elevated position standing in large South facing rear gardens affording delightful surrounding aspects and incorporating many attractive original period features. Presented throughout to a very high standard with a separate self contained annex suite for multi-generational living purposes. Viewing highly recommended.

- A delightfully appointed detached period house
- Standing in an elevated position in a fine location
- Separate self contained one bedroom annex
- Incorporating superb original period features and appointed to a high standard
- With South facing landscaped rear gardens
- Four bedrooms, en-suite shower room and family bathroom
- Three reception rooms, dining kitchen, utility room and cloakroom
- Ideal for multi-generational living
- Viewing highly recommended

#### Agents Remarks

This fine example of 1930's architecture was originally a dormer bungalow which has in previous years been extended on the first floor to provide attractive four bedroom accommodation with an en-suite shower room to the master bedroom. The annex provides very attractively appointed accommodation with a living area, kitchen and double bedroom with double doors to South facing gardens. The property stands in a fine location with lovely surrounding aspects nearby to services, shops and schooling within Wistaston. Nearby 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

An attractive brick pillared wall with pillars to either side of entrance drive stands to the front of the property and a brick-edged tarmac drive





provides excellent parking facilities and leads to a further parking position at the side of the property. A wide stepped brick path leads to a front raised garden area, hard landscaped with attractive aspects and a neat picket fence incorporating a gate leads to a further paved path and to an original period panel leaded and stained glass door.

#### **Reception Hall**

A glorious entrance to the property with a high coved ceiling, original exposed pine newell post and hand-railed spindle staircase ascending to first floor, under stairs area, handsome Oak herringbone wood block flooring and a double doorway leads to:

#### **Sitting Room 12' 11" x 10' 4" (3.93m x 3.16m)**

With lovely aspects to the front via a deep uPVC double glazed bay window with leaded and stained glass lights incorporating window seat, leaded and stained glass porthole window to side elevation, attractive fireplace with a raised tiled hearth and cast iron grate with ornate tiled insert, double radiator, moulded coved ceiling, decorative ceiling with ceiling rose and original Scotch pine herringbone flooring.

From the Reception Hall a panel door leads to:

#### **Cloakroom**

With a corner fitted wash basin, WC, tiled flooring and mirror-fronted fitted wardrobes incorporating railing and shelving.

From the Reception Hall attractive double panel doors lead to:

#### **Open Plan Lounge and Dining Room**

##### **Lounge 22' 4" x 10' 6" (6.81m x 3.19m)**

With a deep uPVC double glazed bay window to front elevation with leaded and stained glass lights, double radiator, original leaded and stained glass porthole window to side elevation, decorative ceiling with ceiling rose, moulded coved ceiling and an attractive fireplace within exposed pine surround with period tiles and tiled hearth incorporating cast iron grate.

##### **Dining Room 7' 2" x 10' 6" (2.19m x 3.20m)**

Benefiting from uPVC double glazed double doors to rear with uPVC double glazed windows to either side affording delightful South facing aspects over gardens and trees beyond.

From the Reception Hall a panel door leads to:

##### **Dining Kitchen 16' 7" x 10' 4" (5.05m x 3.16m)**

Delightfully appointed with a superb range of high quality shaker style base and wall mounted units comprising cupboards and drawers, attractive granite working surfaces, underslung one and a half bowl sink unit with mixer tap, Rangemaster kitchen range with chimney





hood over, uPVC double glazed window to side elevation, uPVC double glazed window and full panel uPVC double glazed door to rear elevation affording fine aspects, recessed ceiling lighting, quarry tiled flooring, peninsular butchers block dining counter, double radiator, wall mounted cupboards incorporating display cupboards and wine racks and a panel door leads to:

**Laundry/Utility Room 6' 8" x 6' 5" (2.02m x 1.96m)**

With base and wall mounted units comprising cupboards and drawers, wall mounted Worcester gas fired central heating boiler, quarry tiled flooring, double radiator, access to roof space and uPVC double glazed window to rear elevation.

**First Floor Landing**

With access to loft and a panel door leads to:

**Master Bedroom 15' 1" x 10' 6" (4.60m x 3.19m)**

An attractive room with double radiator, uPVC double glazed window to rear elevation providing lovely aspects, coved ceiling, uPVC double glazed window to side elevation and a panel door leads to:

**En-Suite Shower Room**

With a pedestal wash basin, WC, fully tiled shower enclosure, tiled flooring and fully tiled walls.

**Bedroom Two 10' 9" x 10' 2" (3.28m x 3.09m)**

With uPVC double glazed window to front and side elevations, radiator and coved ceiling.

**Bedroom Three 10' 4" x 10' 3" (3.16m x 3.12m)**

With uPVC double glazed window to front and side elevations, radiator and coved ceiling.

**Bedroom Four 16' 11" x 5' 3" (5.15m x 1.60m)**

With uPVC double glazed windows to front elevation, radiator, partially exposed pine flooring and study area.

**Bathroom 6' 2" x 6' 0" (1.89m x 1.84m)**

With tiled panel bath incorporating shower screen and shower over, WC, pedestal wash basin, uPVC double glazed window, tiled flooring and fully tiled walls.

**Externally**

**Link Detached Annex**

A covered walkway and entrance area with paved approach leads to a uPVC double glazed door allowing access to:





**Annex Dining Kitchen 11' 9" x 5' 2" (3.58m x 1.57m)**

With wall mounted cupboard, base units incorporating cupboards and drawers, four ring electric hob with filter canopy over, built-in electric oven, wall mounted combination gas fired central heating boiler, uPVC double glazed window to front elevation, single drainer one and a half bowl sink unit with mixer tap, tiled flooring, part tiled walls, coved ceiling and an archway leads to:

**Annex Sitting Room 12' 2" x 10' 11" (3.70m x 3.32m)**

With two uPVC double glazed windows to garden elevation, radiator, high quality Oak effect flooring, coved ceiling and a panel door leads to:

**Annex Bedroom 12' 9" x 10' 11" (3.88m x 3.32m)**

A superb double bedroom with coved ceiling, double radiator, uPVC double glazed double doors to South elevation enjoying lovely views over lawned gardens, high quality Oak effect flooring and a panel door leads to:

**Annex En-Suite Shower Room 7' 9" x 5' 10" (2.36m x 1.77m)**

With enclosed shower cubicle, fully tiled walls, towel radiator, WC, pedestal wash basin and uPVC double glazed window.

**Gardens**

The property benefits from delightful aspects at the rear with large lawned areas and hard landscaped areas, tiled patio and picket fencing incorporating a gate which leads to a further ornamental lawned garden area with an arbour walkway. The gardens enjoy mature plants and trees, flower beds, borders, neat laurel hedging, high wooden fencing and benefits from delightful surrounding aspects with mature specimen trees in the periphery. There is access to both sides of the property.

**Tenure**

Freehold.

**Services**

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

**Viewings**

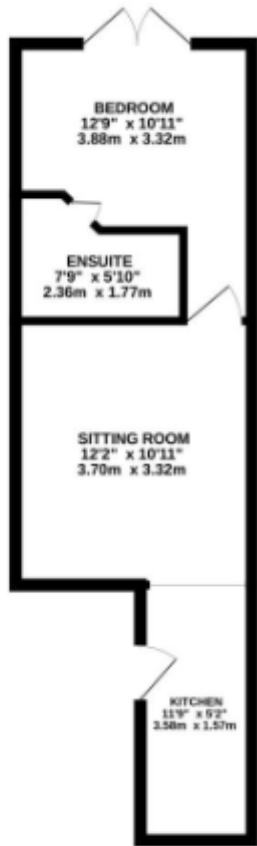
Strictly by appointment only via Cheshire Lamont Limited.

**Directions**

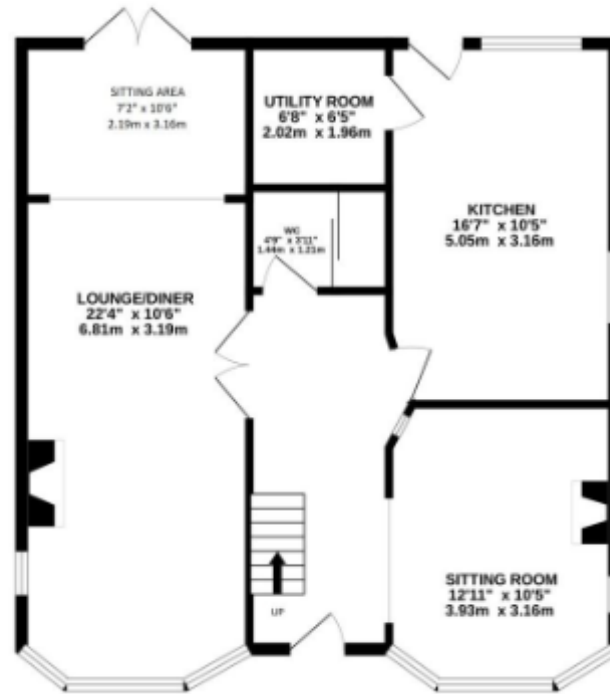
Proceed out of Nantwich along Crewe Road and past The Peacock Public House. At the roundabout take the 2nd exit signposted Crewe and continue towards the Wells Green traffic lights where the property is located on the right hand side.



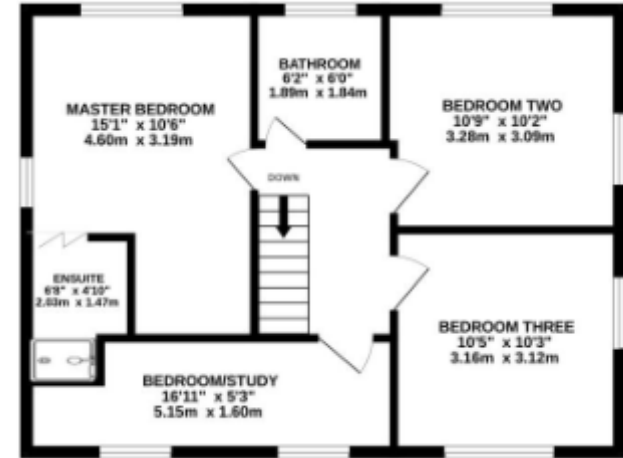
ANNEXE  
332 sq.ft. (30.8 sq.m.) approx.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





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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