



3 Carter Close, Kinglsey Village, Nantwich CW5 5GD



A superb modern three bedroom end row townhouse affording versatile accommodation arrayed over three floors, situated in a most sought after location nearby to Nantwich town centre. Ideal investment or equally ideal family home. Entrance hallway, dining room/sitting room, fitted kitchen, utility room and cloakroom. Spacious first floor lounge, bedroom and storage area. Second floor master bedroom with en suite, further bedroom and family bathroom. Lawned area to the front and low maintenance garden to the rear with gate allowing access to parking. NO CHAIN.

- A superb modern end row three storey townhouse
- Versatile accommodation arrayed over three floors
- Situated on the popular Kingsley Village Estate nearby to Nantwich town centre
- Reception hall, dining/sitting room, fitted kitchen, utility room and cloakroom
- Spacious first floor lounge, bedroom and storage area  
Second floor master bedroom with en suite, further bedroom and family bathroom
- Enclosed low maintenance rear garden with gated access to allocated parking
- Ideal family home or investment



#### Agents Remarks

This three bedroom townhouse is superbly situated nearby to Nantwich town centre and offers an ideal investment opportunity or equally a lovely family home. 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 path leads to a sectional glazed entrance door leading to:

#### Reception Hall

With radiator, two ceiling light points, stairs ascending to first floor, central heating thermostat and a door leads to:



**Dining/Sitting Room 11' 5" x 8' 8" (3.47m x 2.63m)**

With uPVC double-glazed window to front elevation and radiator.

From the Reception Hall a door leads to:

**Cloakroom**

With low level WC, wash hand basin, radiator, ceiling light point and extractor fan.

From the Reception Hall a door leads to:

**Kitchen 11' 8" x 8' 8" (3.55m x 2.65m)**

With an excellent range of base and wall mounted units comprising cupboards and drawers, display shelving, stainless steel sink unit with mixer tap over, integrated oven, four ring gas hob with extractor hood over and light above, further appliance space, part tiled walls, uPVC double-glazed window to rear elevation, cupboard housing wall mounted boiler, central heating control panel, recessed ceiling lighting and radiator.

From the Reception Hall a door leads to:

**Utility Room 8' 1" x 6' 3" (2.47m x 1.91m)**

With base units, wall mounted units, working surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for tumble drier, radiator and sectional glazed door to rear garden.

**First Floor Landing**

With radiator, ceiling light point, stairs ascending to second floor, doors to storage area and a door leads to:

**Lounge 14' 1" max x 11' 11" max (4.28m x 3.63m)**

With two uPVC double-glazed windows to front elevation, two radiators and two ceiling light points.

From the First Floor Landing a door leads to:

**Bedroom Three 9' 2" x 9' 0" (2.79m x 2.74m)**

With uPVC double glazed window to rear elevation, radiator and ceiling light point.

**Second Floor Landing**

With uPVC double glazed window to rear elevation, ceiling light point and door to inner landing.

**Inner Landing**

Doors to bedrooms one and two, family bathroom and door to storage cupboard. Loft access. Ceiling light point.



**Master Bedroom 13' 0" (to front of wardrobe doors) x 7' 10" (3.97m x 2.38m)**

With two uPVC double-glazed windows to front elevation, two ceiling light points, radiator and a door leads to:

**En-Suite**

With tiled shower cubicle incorporating wall mounted Aqua style shower, low level WC, pedestal wash hand basin, radiator, recessed ceiling lighting and extractor fan.

**Bedroom Two 9' 2" x 8' 6" (2.79m x 2.59m)**

With uPVC double-glazed window to rear elevation, radiator and ceiling light point.

**Bathroom**

With P-shaped bath incorporating central taps, low level WC, pedestal wash hand basin, part tiled walls, recessed ceiling lighting, extractor fan and radiator.



**Externally**

A paved path leads through a lawned area to the front entrance of the house. The enclosed low maintenance rear garden is predominantly slated with pathways and a shed. The garden is sheltered by wooden fencing to all sides with a pedestrian gate allowing access to allocated parking at the rear.

**Tenure**

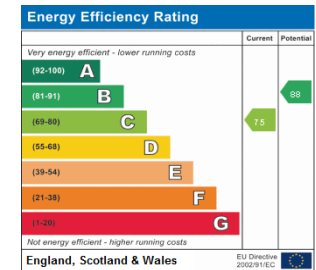
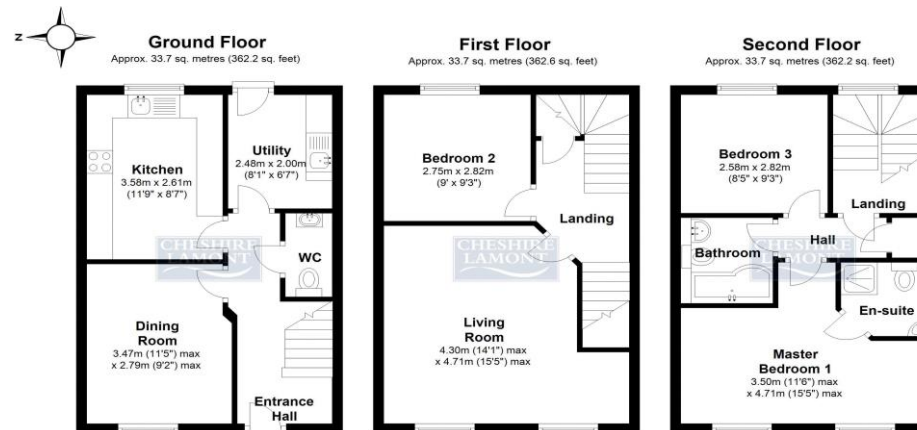
Leasehold – 999 years from 2003. Service charge £36 per quarter. Ground rent - £80 per annum

**Services**

Main water, gas and electric (not tested by Cheshire Lamont Limited).

**Directions**

Proceed along Waterlode, through both sets of traffic lights and past the swimming pool on the right. Turn left onto Fairfax Drive and the property is situated on the left behind hedging.



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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