



26 Chater Drive, Stapeley, Nantwich CW5 7GH

CHESHIRE
LAMONT



A very well appointed and superbly presented three storey modern detached family home standing in a lovely position within the highly sought after Stapeley Estate, providing well arrayed accommodation over three floors with a range of attractive features. South facing rear garden, driveway providing excellent parking facilities and a garage. Viewing highly recommended. No CHAIN.

- A well presented and superbly appointed detached family house
- Affording well arranged accommodation over three floors
- Principal second floor bedroom suite with ensuite shower room
- Three further first floor bedrooms, further en-suite and family bathroom
- Lounge with fireplace, well appointed breakfast kitchen, separate dining room and cloakroom
- Driveway and garaging facilities
- Pleasant lawned rear gardens with extensive patio
- Situated in a very desirable and highly regarded position upon Stapeley
- Within walking distance of Nantwich town centre
- Viewing highly recommended
- NO CHAIN

Agents Remarks

This most impressive detached house stands within a select position upon the highly favoured Stapeley Estate. The property is located nearby to facilities for day to day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Anne's Primary and Brine Leas High School. 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 block paved path leads through lawned front gardens with a large ornamental tree to a covered porch with an external courtesy light and a panelled door leads to:

Reception Hall

With a staircase ascending to first floor, radiator, coved ceiling, uPVC double glazed window, tiled flooring and a panelled door leads to:

Cloakroom

With WC, pedestal wash basin, radiator, uPVC double glazed window and understairs storage cupboard.

From the Reception Hall a panelled door leads to:

Lounge 16' 0" max x 14' 10" max (4.88m max x 4.51m max)

A lovely spacious reception room with an attractive central granite fireplace with granite hearth and fireplace inset, radiator, uPVC double glazed window with fitted blind, coved ceiling, Oak flooring and a panelled door leads to:

Dining Room 9' 4" x 12' 2" (2.85m x 3.70m)

With radiator, coved ceiling, Oak flooring and wide uPVC double glazed patio doors to rear within uPVC double glazed windows providing access to a large block paved patio and lawned rear garden with South facing aspects.

From the Reception Hall a panelled door leads to:

Breakfast Kitchen 10' 10" max x 11' 2" max (3.30m max x 3.40m max)

Equipped with a superb range of base and wall mounted units comprising cupboards and drawers, plumbing for washing machine, built-in double electric oven, four ring gas hob with filter canopy over, part tiled walls, tiled flooring, uPVC double glazed window to rear elevation and single drainer sink with mixer tap.

First Floor Landing

With uPVC double glazed window to side elevation incorporating fitted blinds, uPVC double glazed window to front elevation, staircase ascending to second floor and a panelled door leads to:

Deep Airing Cupboard

With a wall mounted gas fired combination gas fired central heating boiler and pressurized cylinder system.

From the Landing double doors lead to:



Deep Built-In Wardrobe

Incorporating shelving.

Bedroom Three/Study 8' 10" x 7' 5" (2.70m x 2.26m)

With Herringbone effect flooring, uPVC double glazed window to South elevation providing lovely aspects over the garden and radiator.

Bedroom One 14' 6" max x 12' 0" max (4.41m max x 3.65m max)

With a uPVC double glazed window to front elevation providing lovely aspects, radiator, coved ceiling, fitted double wardrobe incorporating railing and shelving and a panelled door leads to:

En-Suite Shower Room

With a large walk-in tiled shower cubicle, vanity wash basin with cupboards beneath, WC and radiator.

Bedroom Two 13' 1" max x 8' 5" (3.99m max x 2.57m)

With upVC double glazed window to rear elevation, radiator and fitted double wardrobe.

Bathroom

With a tiled panelled bath incorporating shower screen and shower, pedestal wash basin, WC, towel radiator, tiled flooring, recessed ceiling lighting, extractor fan and uPVC double glazed window.

Second Floor Landing

With a uPVC double glazed window to side elevation incorporating fitted blind, door to storage cupboard and a panelled door leads to:

Principal Suite 15' 4" x 20' 4" max (4.68m x 6.21m max)

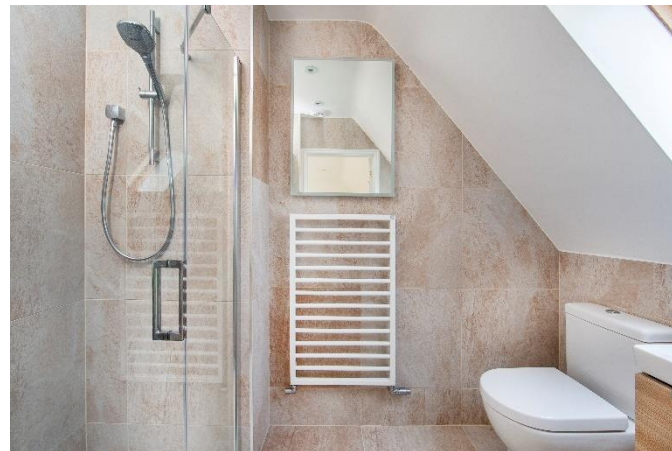
With two South facing Velux windows incorporating fitted blinds, Velux window to front elevation incorporating fitted blind, radiator, built-in wardrobes incorporating railing and shelving and a panelled door leads to:

En-Suite Shower Room

Immaculately appointed with a Villeroy and Boch wall mounted sink incorporating drawer beneath, WC, towel radiator, fully tiled walls, Velux window to front elevation and a walk-in shower enclosure with full height screen and overhear shower.

Externally

The property benefits from a lawned front garden area with block paved pathways and a block paved driveway which leads to the side and to the garage. The rear garden enjoys a South facing aspect and is sheltered and enclosed within high wooden fencing and benefit from a lawned garden area and an extensive block paved patio terrace and path. There is access pedestrian access both sides of the house.



Garage

With up and over door, light, power and personal door to side.

Tenure

Freehold.

Services

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

Viewings

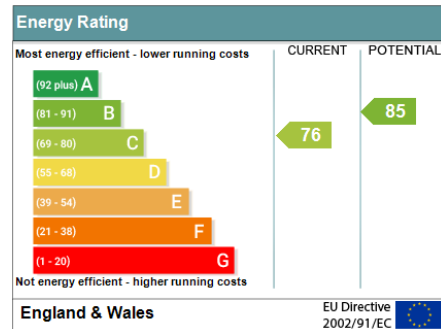
Strictly by appointment only via Cheshire Lamont Limited.

Directions

From Nantwich town centre proceed along Wellington Road and past Brine Leas School. Turn left onto Peter Destaplegh Way and left onto Hawksey Drive. Turn first left onto Chater Drive and continue into the private close.

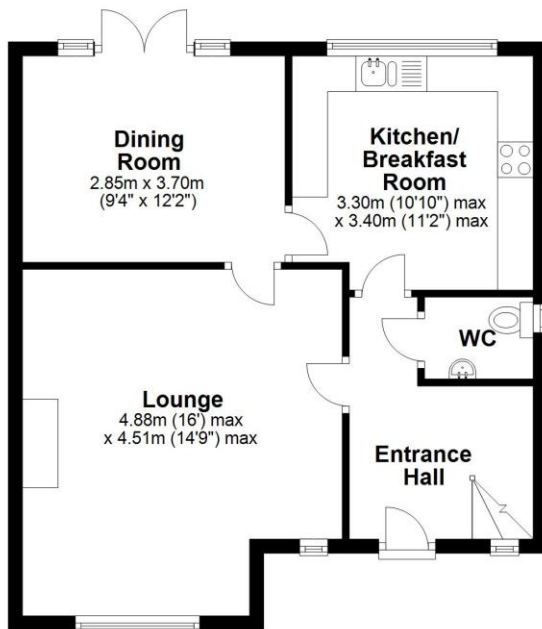


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RRN: 4237-9526-6200-0241-7206



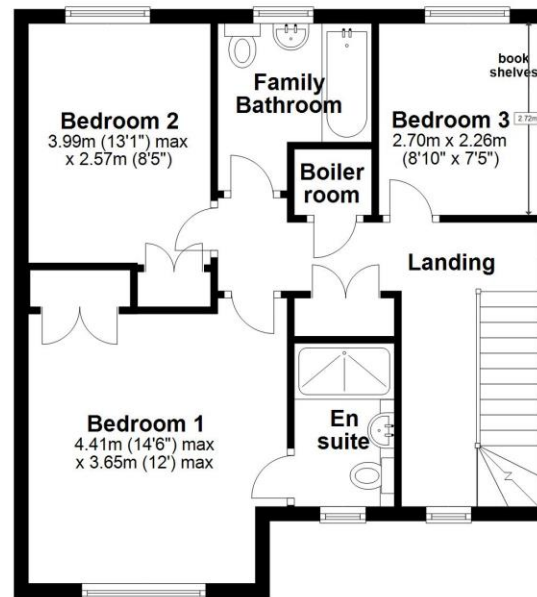
Ground Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



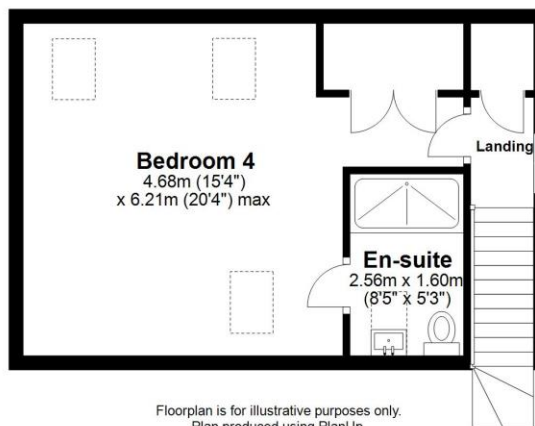
First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



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



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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