



4 Burnell Close, Stapeley, Nantwich CW5 7EG





A well presented detached, four bedroom family home standing in a small select development within a highly regarded area close to Nantwich town centre affording well arrayed accommodation throughout and benefiting from an attractive low maintenance rear garden with versatile garden chalet, currently being utilised as a workshop and home office. Entrance hall, lounge, dining room, cloakroom, breakfast kitchen and large utility room. Master bedroom with contemporary en suite wet floored shower room, bedroom two, bedrooms three and four are currently amalgamated into a bedroom and living room (easily converted back to separate rooms) and further contemporary wet floored shower room. Driveway. Viewing highly recommended.

- A well presented four bedroom detached family home
- Standing in a small select development within a highly regarded area
- Within walking distance of Nantwich town centre
- Affording delightful accommodation throughout
- Block paved driveway and low maintenance rear garden with versatile garden chalet
- Entrance hall, cloakroom, lounge, dining room, breakfast kitchen and utility room
- Master bedroom with contemporary wet floored shower room
- Three further bedrooms and contemporary wet floored shower room
- Viewing highly recommended

#### Agents Remarks

The house benefits from a lovely corner position in a tranquil cul-de-sac with lovely surrounding aspects. The property has been enhanced in recent years by the conversion of a previous integral garage into a fully appointed dining kitchen and two bedrooms amalgamated to create an open-plan bedroom and living area which can be restored if



necessary. Both bathrooms benefit from contemporary wet floored shower areas. This well situated detached family home is ideally located close to facilities for day to day requirements and nearby to Pear Tree junior school, Stapeley Broad Lane junior school, Weaver Primary school, St Annes Primary school and Brine Leas Academy secondary school. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival. 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

#### Property Details

A paved slopping path leads to a canopy covered porch with a high quality double-glazed composite door leading to;

#### Reception Hall

A lovely entrance to the property with a spindled staircase ascending to a first floor galleried landing, central heating radiator, coved ceiling, high quality Oak flooring, panel door to sitting room/utility room, panel door to steep under stairs storage cupboard, panel door to dining room, cloakroom and lounge and open access leads to breakfast kitchen.

#### Dining Room 9' 10" x 9' 2" (3.00m x 2.79m)

With UPVC double-glazed windows enjoying fine aspects over the rear garden, central heating radiator and coved ceiling.

#### Lounge 12' 8" x 14' 6" (3.87m x 4.43m)

A superbly situated lounge with lovely aspects over the rear gardens via wide UPVC double-glazed windows incorporating UPVC double doors, coved ceiling, central heating radiator within radiator panel and television aerial point.

#### Cloakroom

With WC, wash hand basin, central heating radiator with thermostat, slate tiled flooring, part tiled walling and UPVC double-glazed window.



**Breakfast kitchen 16' 1" x 10' 7" (4.89m x 3.23m)**

Superbly appointed with an excellent range of high quality Shaker style base and wall mounted units, Quartz working surfaces, underslung one and a half bowl sink unit, display shelving, five ring induction hob, built in Bosch double electric oven, integrated fridge, integrated freezer, pull out pantry unit, wine rack, Quartz upstands and window sill, UPVC double-glazed window to front elevation, recessed ceiling light, tiled flooring, integrated dishwasher and a high quality UPVC double-glazed composite door leads to side of the property.

**Utility Room with Seating Area 18' 11" x 6' 5" (5.76m x 1.95m)**

A superb utility space with shaker style base and wall mounted units comprising cupboards and drawers, shelving, single drainer sink unit with mixer tap, tiled flooring to utility area, plumbing for washing machine, space for tumble drier, recessed ceiling lighting, uPVC double glazed composite door to outside, UPVC double glazed windows to front and side elevations, two radiators and space for lovely seating area if required.

**First Floor Landing**

With central heating radiator with thermostat, access to loft, coved ceiling and panel door leads to:

**Master Bedroom 13' 7" max x 12' 2" max (4.14m x 3.71m)**

With UPVC double-glazed window to front elevation providing fine aspects, central heating radiator with thermostat, high quality grey Oak plank effect flooring, recessed dressing niche, fitted wardrobes incorporating railings and shelving, coved ceiling and a sliding pocket door leads to:

**Contemporary Wet floor Shower Room**

With high quality screen and overhead shower, shelving niche, fully tiled walls, hand wash basin with Quartz plinth, WC, UPVC double-glazed window, recessed ceiling lighting and extractor fan.

**Bedroom Two 10' 2" x 11' 2" max (3.09m x 3.40m)**

With UPVC double-glazed window to front elevation affording pleasant aspects, radiator with thermostat, fitted wardrobes incorporating railings and shelving, coved ceiling and dressing area niche.

Two of the bedrooms are currently amalgamated into one large room to form a living room and bedroom;

**Former Bedroom Three and Four 8' 2" x 24' 0" (2.49m x 7.32m)**

With double-glazed window to rear elevation, central heating radiator with thermostat, coved ceiling and open access to;



### Bedroom Four

With UPVC double-glazed window, central heating radiator with thermostat and coved ceiling.

### Contemporary Wet Floor Shower Room

A superb contemporary style wet floored shower room with full height screen, overhead shower, shelving niche, tiled walls and flooring, central heating radiator, contemporary matt black towel radiator, wall mounted wash hand basin, UPVC double-glazed window to side, recessed ceiling lighting and extractor fan.

### Externally

A block paved driveway stands at the front of the property providing excellent parking facilities with a lawned area to the side and an electric car charging point. A gate allows access to the low maintenance rear garden which benefits from an Indian stone patio, slate areas, a decked area and an Indian stone pathway which leads to a most versatile garden chalet, currently being utilised as a workshop and home office.

### Workshop 9' 9" x 11' 8" (2.96m x 3.55m)

With light, power, personal door and two windows.

### Office 9' 4" x 7' 8" (2.85m x 2.34m)

With light, power, personal door and three windows.

### Tenure

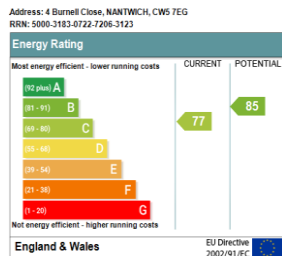
Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont Limited). new boiler fitted July 2022.

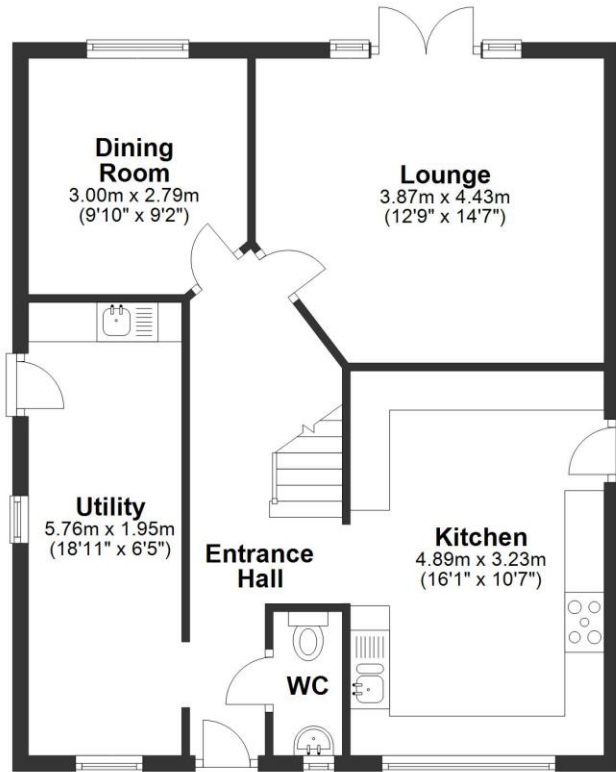
### Directions

From Nantwich town centre proceed south along Wellington Road. After passing Brine Leas School turn left at the traffic lights and take the first left onto Burnell Close where the property is located on the left hand side.



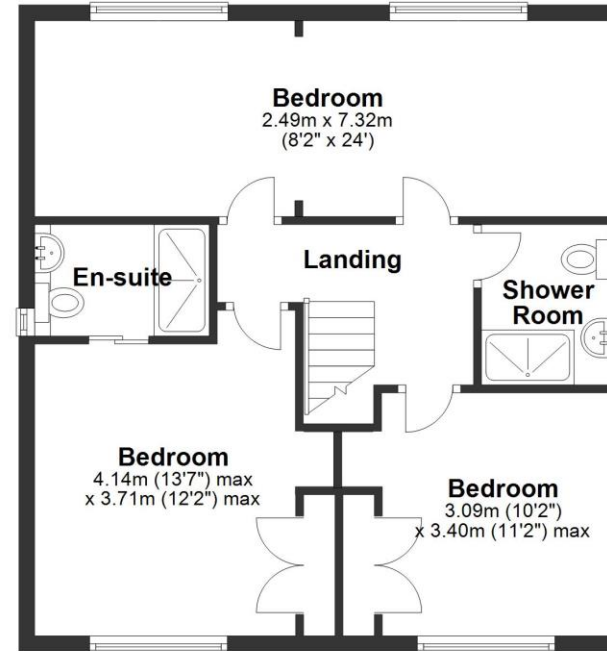
### Ground Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



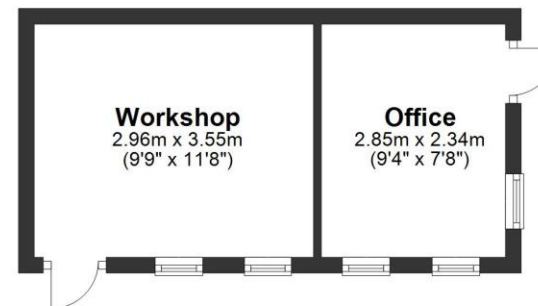
### First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



### Office/Workshop

Approx. 17.7 sq. metres (191.0 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.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

Chestnut Pavilion  
Tarporeley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441