



**CHESHIRE
LAMONT**

3 St. Clements Court, Chorlton, Cheshire CW2 5NS

A superbly appointed and positioned modern semi-detached house of exceptional appeal and style standing within a select gated courtyard adjoining Wychwood Park and providing delightful accommodation with a range of lovely features. Integral double garage, enclosed walled South West facing gardens. NO CHAIN for early completion.

- A superior residence of considerable style and design
- Within a small select gated courtyard adjoining Wychwood Park
- Four double bedrooms, en-suite shower room, fully appointed family bathroom
- Spacious galleried reception dining hall, fully appointed dining kitchen, utility room, cloakroom
- Lounge with fireplace, superior garden room/conservatory
- Driveway, integral double garage
- Enclosed South West facing rear gardens with countryside views
- Of considerable style, character and appeal
- NO CHAIN
- Viewing highly recommended

Agents Remarks

This lovely gated courtyard enjoys a pleasant rural situation by Wychwood Park and benefits from footpaths that lead through The Park. Chorlton and Weston are well regarded areas within a delightful rural position enjoying lovely countryside views. The property is situated in a very highly regarded and desirable location within Chorlton, nearby to the villages of Betley, Hough and Wybunbury, nearby to Wychwood Park and village and conveniently situated for easy access to junction 16 of the M6 motorway, Crewe mainline railway station at nearby Crewe, highly regarded junior schooling within the local villages and is only a short distance away from the historic market town of Nantwich.

Property Details

A herringbone block paved driveway stands to the front of the property and leads to an integral double garage and the driveway continues to a block paved path to:

Covered Canopy Porch

With a high quality double glazed door allowing access to:



Spacious Reception Hall and Dining Hall 18' 3" x 16' 8" (5.57m x 5.09m)

A stunning entrance to the property with a two storey open hallway with galleried balcony, full gable double glazed window to front elevation incorporating fitted blind, panel door to under stairs cupboard, coved ceiling, double radiator, staircase to first floor and a panel door leads to:

Cloakroom

With pedestal wash basin, WC and radiator.

From the Reception Hall a panel door leads to:

Lounge 12' 1" x 19' 0" (3.69m x 5.79m)

A superb reception room with coved ceiling, attractive fireplace with surround and hearth and uPVC double glazed double doors with double glazed side panels lead to:

Garden Room/Conservatory 12' 6" x 10' 5" (3.81m x 3.18m)

A superior conservatory with tiled flooring, full height uPVC double glazed windows incorporating fitted blinds and uPVC double glazed patio doors.

From the Reception Hall a panel door leads to:

Dining Kitchen 16' 5" max x 14' 9" max (5.01m max x 4.49m max) Kitchen Area

Superbly appointed with a full range of high quality base and wall mounted units comprising cupboards and drawers, SMEG built-in oven, SMEG hob with stainless steel filter canopy over, twin bowl sink unit with mixer tap, recessed ceiling lighting, integrated dishwasher and integrated fridge and freezer.

Dining Area

With radiator, recessed ceiling lighting, uPVC double glazed window to side elevation and uPVC double glazed window to rear elevation incorporating fitted blind and overlooking rear garden.

From the Kitchen Area a panel door leads to:

Utility Room

With a wall mounted gas fired central heating boiler, single drainer sink unit with mixer tap, plumbing for washing machine, part tiled walls and uPVC double glazed door to outside.

From the Reception Hall a staircase ascends to:

First Floor Landing

With coved ceiling, radiator, access to loft and a panel door leads to:

Airing Cupboard

With a pressurised cylinder system.



Master Bedroom 15' 3" max x 12' 4" (4.64m max x 3.75m)

With uPVC double glazed window to rear elevation, radiator, covered ceiling and a panel door leads to:

En-Suite Shower Room

With an enclosed tiled shower cubicle incorporating screen door to front and shower over, pedestal wash basin, WC and radiator.

Bedroom Two 13' 1" x 21' 9" (4.00m x 6.64m)

A stunning bedroom with uPVC double glazed window to rear elevation providing views over the rear garden and over countryside beyond, radiators and a wide archway leads to: Dressing Room With uPVC double glazed window to rear elevation, radiator and a superb range of fitted wardrobes, dressing table and drawers. Please note this room was formed from two previous bedrooms and can be converted back if required.

Bedroom Three 10' 10" max x 15' 8" (3.29m max x 4.77m)

With radiator and uPVC double glazed windows to front elevation providing attractive aspects over the courtyard.

Family Bathroom

Superbly appointed with a panelled bath, built-in tiled shower enclosure incorporating folding screen door, vanity wash basin within surround and with cupboards and drawers, WC, uPVC double glazed window, radiator, part tiled walls and full height fitted mirror.

Externally

The enclosed walled gardens to the rear benefit from South West facing aspects and incorporate a lawned garden area screened by high walling and fencing. Integral double garage and driveway.

Integral Double Garage 17' 3" x 17' 0" (5.26m x 5.19m)

With light, power, personal door and twin up and over doors to front.

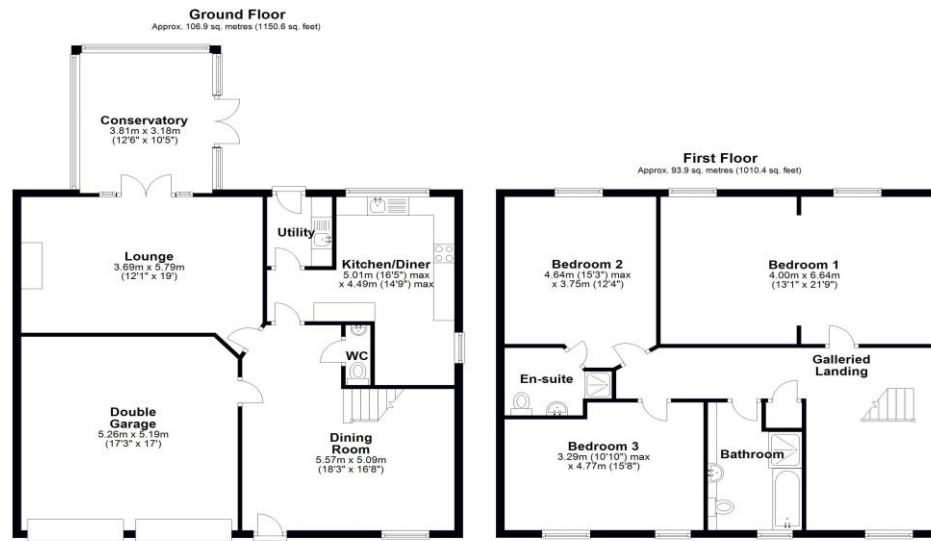
Tenure

Leasehold - 999 years from 2004.

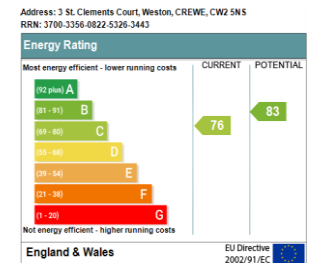
Leasehold fee £150 per annum, management fee £300 per annum.

Services

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



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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