



1 Hornby Drive, Nantwich CW5 6JP

CHESHIRE
LAMONT



A delightfully situated and appointed detached period bay fronted house in a most sought after location within established gardens and surroundings nearby to Nantwich town providing exceptionally appealing accommodation presented and appointed to a superb standard with a full range of attractive features. Viewing highly recommended.

- A supremely appealing detached period bay fronted house
- Within delightful established gardens within lovely surroundings
- In a highly sought after and well regarded location nearby to Nantwich town
- Affording impeccably appointed and presented accommodation of appeal throughout
- Incorporating a range of highly attractive feature, fixtures and fittings
- Reception hall, living room, lounge and delightful open plan living family dining kitchen
- Three first floor bedrooms, family bathroom and loft room
- Driveway and detached single garage
- Stunning established landscaped gardens and pleasant surrounding aspects
- Viewing highly recommended

Agents Remarks

This most attractive bay fronted house stands in a most sought after position off Mount Drive nearby to the town centre within wonderful surroundings and landscaped gardens. The house has been impeccably appointed throughout and benefits from a large open plan living family dining area that overlooks attractive private gardens. The house exudes many attractive features and original appeal. Cheshire Lamont recommend an early viewing. 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 and Crewe mainline Railway Station is just 3 miles away.



Property Details

The property is set back from the road behind delightful established front gardens with a wide pebble and gravel entrance drive providing superb parking facilities and leads to the side and to the rear. The gardens to the front are well maintained with a neat lawned area with flower beds and borders and a range of mature specimen plants trees and shrubs. To the West elevation of the property is a high neat groomed privet hedge. The path continues to a handsome uPVC double glazed panel door with full height double glazed side panels which allows access to:

Reception Hall

A delightful entrance to the property with an original returned staircase to first floor, uPVC double glazed window to side elevation, attractive tiled flooring, recessed ceiling lighting, coved ceiling, chrome radiator, exposed panel door to under stairs storage cupboard and an exposed Oak panel door leads to:

Cloakroom

With a corner fitted WC, wall mounted wash basin with cupboard beneath, tiled flooring, half tiled walls and uPVC double glazed window.

From the Reception Hall an exposed Oak panel door leads to:

Lounge 12' 2" x 11' 11" (3.70m x 3.64m)

A most attractive reception room with lovely aspects via a uPVC double glazed bay window to front elevation, recessed hearth with tiled insert within Oak surround and mantel over, uPVC double glazed window to side elevation, coved ceiling and radiator.

From the Reception Hall an exposed Oak panel door leads to:

Living Room/Snug 13' 3" x 11' 11" (4.04m x 3.64m)

A beautiful room with lovely aspects over the rear gardens, chimney breast with recessed tiled hearth, coved ceiling, uPVC double glazed window to side elevation, chrome panel radiator and open access leads to:

Stunning Open Plan Living Family Dining Kitchen 21' 7" max x 22' 10" (6.58m max x 6.97m)

Living/Dining Area

Delightfully appointed with stunning aspects over attractive private established gardens with magnificent trees in the periphery via uPVC double glazed 4-panel bi-folding doors with full height uPVC double glazed windows to either side, tiled flooring throughout, high atrium roof, chrome column radiator, wall mounted cupboards, base units incorporating cupboards with butchers block effect working surface,



tall chrome column radiator, uPVC double glazed door to outside and open access to:

Kitchen Area

Beautifully appointed with a superb range of shaker style base and wall mounted units, attractive butchers block effect working surfaces, uPVC double glazed box bay window to West elevation incorporating an enamel single drainer sink with mixer tap, kitchen range with filter canopy over, recessed ceiling lighting, part tiled walls, tall contemporary column radiator, integrated dishwasher, integrated fridge, integrated freezer and an exposed Oak panel door to Reception Hall.

From the Reception Hall an attractive staircase with chrome handrail ascends to:

First Floor Landing

With hinged access to loft incorporating ladder and an exposed Oak panel door leads to:

Bedroom One 13' 3" x 11' 11" (4.04m x 3.64m)

With a uPVC double glazed window to rear elevation and chrome column radiator.

Bedroom Two 12' 2" x 11' 11" (3.70m x 3.64m)

With a uPVC double glazed bay window to front elevation, coved ceiling, recessed ceiling lighting and chrome column radiator.

Bedroom Three 8' 5" x 11' 4" (2.56m x 3.45m)

With a uPVC double glazed window to rear elevation affording fine far reaching views, coved ceiling and chrome column radiator.

Bathroom 5' 7" x 7' 9" (1.70m x 2.37m)

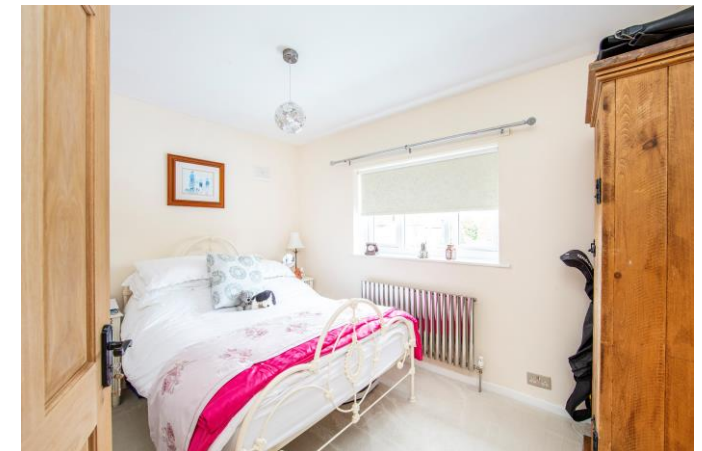
With panel bath incorporating shower over, WC, pedestal wash basin, tiled walls, tiled flooring, uPVC double glazed window to side elevation, built-in over-stairs cupboard incorporating a Valliant wall mounted gas fired central heating boiler and chrome column radiator.

Externally

No. 1 Hornby Drive stands in an attractive position within pleasant surroundings and in established gardens that extend to both the front and rear incorporating well stocked flower beds and borders, mature specimen trees and shrubs within neat hedging and with large patio areas and lawned garden.

Detached Single Garage

With an up and over door to front, light, power and a uPVC double glazed window to side elevation.



Tenure
Freehold.

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

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich town centre proceed out of the town along Crewe Road and turn first left into Mount Drive, turn 1st right onto Hornby Drive where the property can be located on the left hand side.



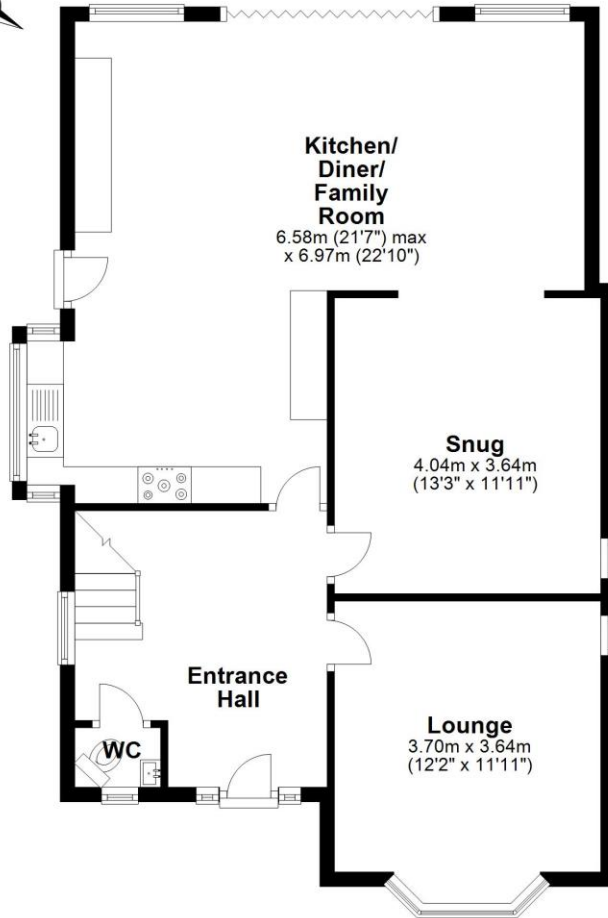
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





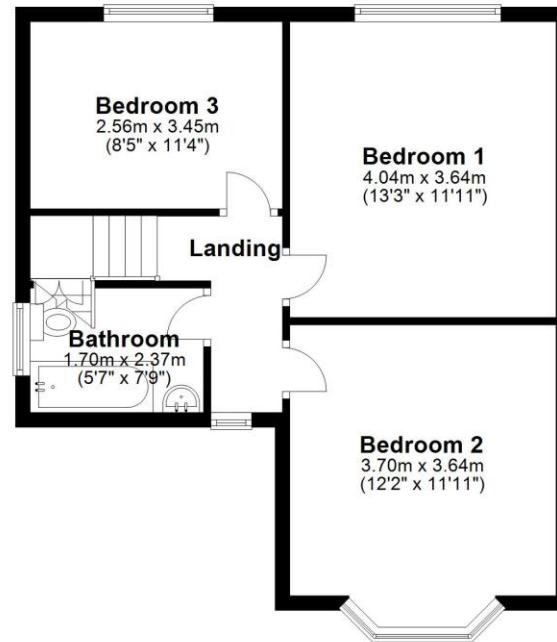
Ground Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



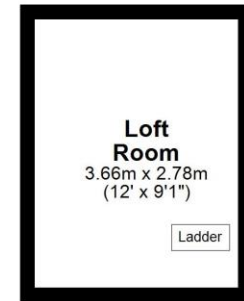
First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Loft Room

Approx. 10.2 sq. metres (109.5 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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