



No. 23 London Road, Stapeley, Nantwich CW5 7JL

**CHESHIRE
LAMONT**



A superbly situated modern four bedroom extended detached house in a highly sought after location affording some significant further potential for individual enhancement and improvement standing in attractive gardens and surroundings nearby to Nantwich town centre. NO CHAIN. Early viewing highly recommended.

- An extended modern four bedroom detached family house
- Situated in a highly desirable situation nearby to historic Nantwich
- Superb potential for further enhancement and improvement
- Double driveway, integral garage and established gardens to the front, side and rear
- Reception hall, cloakroom, sitting room/study, conservatory and spacious lounge with attractive fireplace
- Breakfast kitchen with utility room and separate dining room
- Master bedroom with en-suite shower room, three further bedroom and family bathroom
- NO CHAIN
- Early viewing highly recommended

Agents Remarks

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. 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 hosts



a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A shared splayed entrance way leads to a tarmac drive at the front of No. 23 and continues to an integral single garage with a further block paved driveway which stands in attractive front garden providing superb additional parking. The block paved driveway continues to a paved path and to a raised quarry tiled step within a recessed porch with a sectional double glazed panel door incorporating a sectional double glazed side panel allowing access to:

Reception Hall

With a spindle staircase ascending to first floor, dado rail, plank Amtico style flooring, radiator, coved ceiling, panel door to under stairs cupboard and a panel door leads to:

Cloakroom

With a corner fitted wash basin, WC, radiator and tiled flooring.

From the Reception Hall a panel door leads to:

Sitting Room/Study 9' 9" x 9' 4" (2.97m x 2.85m)

With a uPVC double glazed window to front elevation, radiator and coved ceiling.

From the Reception Hall a panel door leads to:

Lounge 14' 1" max x 14' 6" max (4.30m max x 4.43m max)

With coved ceiling, double radiator, living flame fire inset within attractive surround and with raised hearth, wall light points, Oak plank effect flooring, uPVC double glazed window to rear elevation and aluminium double glazed sliding doors lead to:

Conservatory 12' 6" x 9' 7" (3.81m x 2.92m)

With uPVC double glazed windows, uPVC double glazed doors to rear garden, tiled flooring and electric storage radiator.

From the Reception Hall a panel door leads to:

Breakfast Kitchen 14' 1" x 8' 8" (4.30m x 2.64m)

With a superb range of base and wall mounted units comprising cupboards and drawers, four ring gas hob with filter canopy over, integrated double electric oven, single drainer one and a half bowl sink unit with mixer tap, plumbing for dishwasher, recessed ceiling lighting, tiled flooring, radiator, dado rail and an arch leads to:

Dining Room 12' 1" x 10' 7" (3.69m x 3.23m)

With uPVC double glazed windows to South and rear elevations, electric storage radiator, tiled flooring, dado rail and coved ceiling.



From the Breakfast Kitchen a panel door leads to:

Utility Room 5' 3" x 5' 7" (1.61m x 1.69m)

With a wall mounted gas fired central heating boiler, base unit incorporating single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble drier, wall mounted cupboards and a uPVC double glazed door to outside.

First Floor Landing

With access to loft, panel door to built-in airing cupboard with pressurized cylinder, coved ceiling, dado rail and a panel door leads to:

Master Bedroom 10' 8" max x 13' 11" (3.24m max x 4.23m)

With coved ceiling, wall light points, uPVC double glazed window overlooking rear garden, radiator, two built-in wardrobes incorporating railing and shelving and a panel door leads to:

En-Suite Shower Room

With tiled recessed shower cubicle incorporating folding screen door and shower over, pedestal wash basin, WC, radiator, recessed ceiling lighting and uPVC double glazed window.

Bedroom Two 13' 3" max x 12' 1" max (4.03m max x 3.68m max)

With radiator and uPVC double glazed window to front elevation.

Bedroom Three 9' 10" x 11' 2" max (3.00m x 3.40m max)

With radiator, built-in wardrobe and uPVC double glazed window to front elevation.

Bedroom Four 10' 8" max x 9' 4" (3.24m max x 2.85m)

With radiator, recessed ceiling lighting and uPVC double glazed window to rear elevation.

Bathroom 7' 3" x 5' 9" (2.22m x 1.75m)

With panelled bath incorporating shower tap, pedestal wash basin, WC, half tiled walls, uPVC double glazed window to side elevation and radiator.

Externally

No.23 benefits from being situated upon the "old" London Road which is now a tranquil cul-de-sac with an attractive blend of housing and an abundance of established specimen trees. The property is set back from the road and stands in attractive gardens that extend to the front, side and rear of the house and are bordered by mature trees and fencing. Integral garage and double driveway.

Tenure

Freehold.



Services

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

Viewings

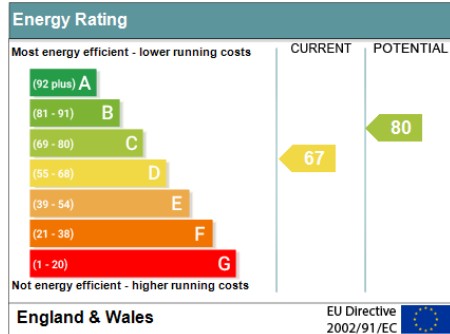
Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed along London Road and continue over the railway crossing to the traffic lights. Turn right onto Elwood Way/A51 and turn right at the next set of traffic lights onto London Rd where the property is located on the right hand side.

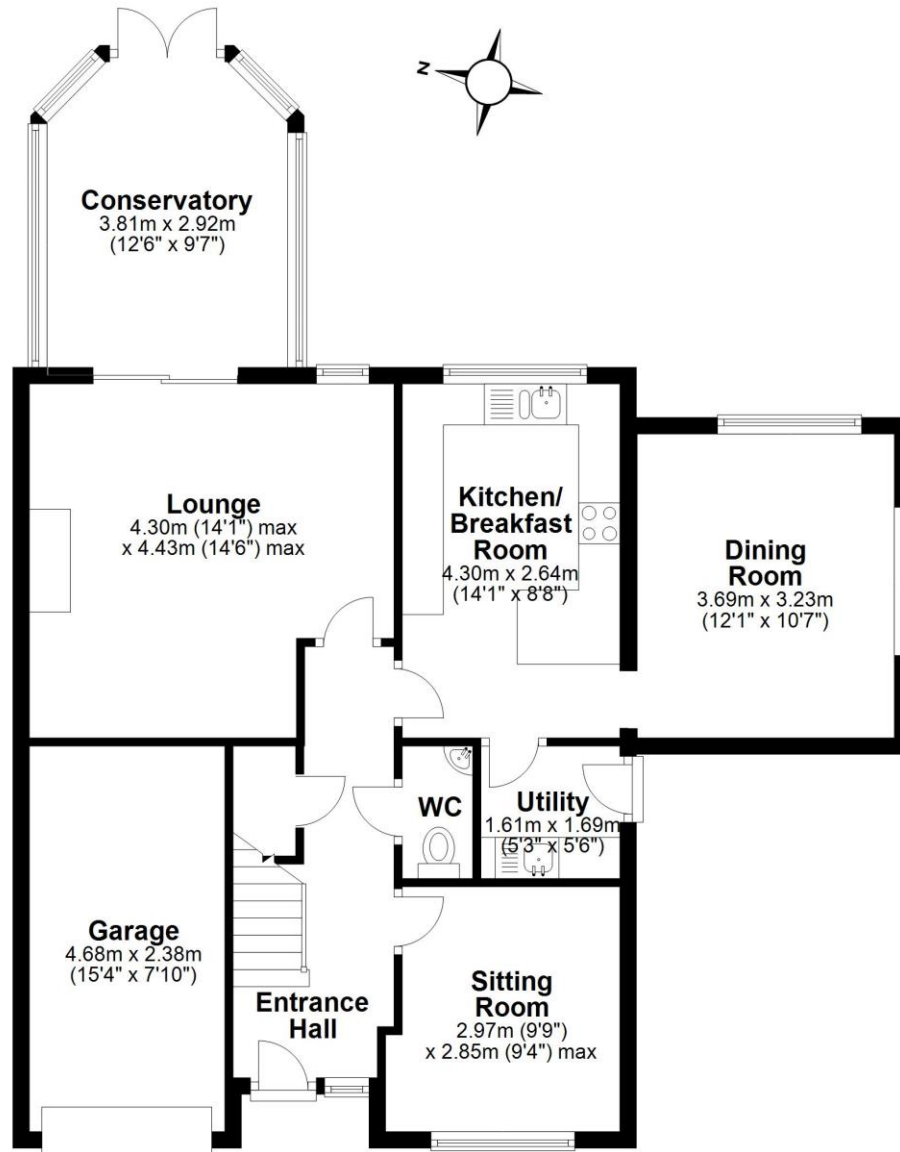


Address: 23 London Road, Stapeley, NANTWICH, CW5 7JL
RRN: 3737-0129-1309-0867-2292



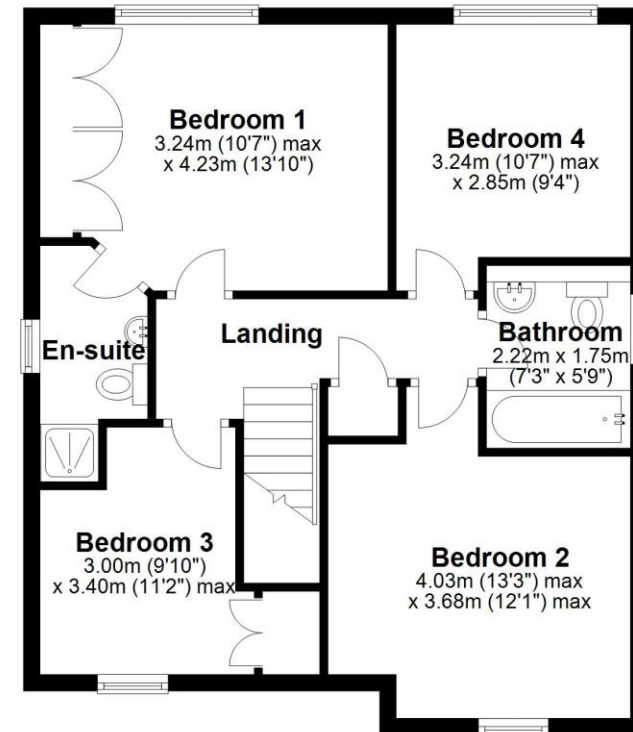
Ground Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.0 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

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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