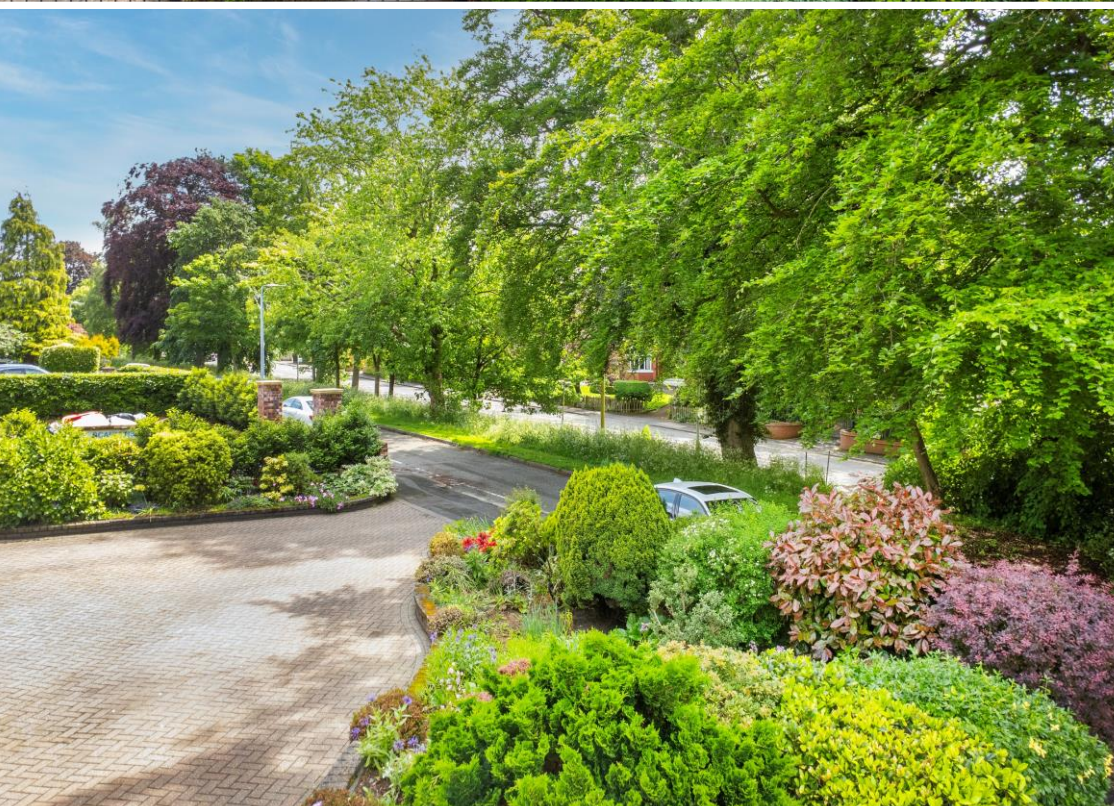




8 Woodland Avenue, Nantwich CW5 6JE

CHESHIRE
LAMONT



An exceptional double bay fronted period house in one of the finest positions within Nantwich exuding significant character with outstanding surroundings and gardens incorporating many original period features and superb accommodation. Viewing highly recommended.

- Within one of the finest positions in Nantwich town
- A superb double bay fronted detached period residence
- Of significant appeal upon a small select elevated position
- Within outstanding surroundings and grounds to 0.22 of an acre
- Incorporating many original period features and much original character
- Three bedrooms, en-suite and family bathroom
- Two principal reception rooms, fully appointed kitchen and separate utility room
- Exceptional spacious superior fully glazed garden room
- Extensive established landscaped gardens
- With significant further potential for extension

Agents Remarks

This superb period house exudes character, charm and appeal and stands in one of the finest locations within Nantwich. The house has been a treasured family home for 40 years and offers some further potential for further extension or enhancement if required. The property stands amongst similar character properties and is a short walk to the town centre. 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

The property is approached and fronted by a large impressive block paved driveway within landscaped gardens and an arch and quarry tiled step leads to:

Rebated Porch

With an original leaded and stained glass frame incorporating a double glazed leaded windows and the front door leads to:

Impressive Reception Hall

A delightful entrance to the property with original herringbone wood block flooring, staircase ascending to first floor galleried landing, panel door to under stairs cupboard, radiator, high coved ceiling and a panel door leads to:

Cloakroom

With wall mounted wash basin, WC, chrome towel radiator and uPVC double glazed window.

From the Reception Hall a hardwood panel door leads to:

Lounge 21' 3" x 12' 4" (6.48m x 3.76m)

A glorious reception room with a uPVC double glazed bay window to front elevation, radiator, attractive original period tiled fireplace upon hearth incorporating grate, herringbone wood block flooring, high coved ceiling, wall light points and sliding aluminium framed uPVC double glazed patio doors to significant Garden Room/Conservatory.

From the Reception Hall a hardwood panel door leads to:

Dining Room 13' 5" x 12' 4" (4.08m x 3.76m)

With a uPVC double glazed bay window to front elevation, radiator, marble fireplace upon hearth incorporating living flame gas fire, Oak herringbone wood block flooring and high coved ceiling.

From the Reception Hall an archway leads to:

Inner Hall

With herringbone wood block flooring and a hardwood panel door leads to:

Utility Room 8' 11" x 8' 7" (2.72m x 2.62m)

With radiator, plumbing for washing machine, corner fitted Oak wall mounted cupboards, Oak base units, single drainer sink with mixer tap, uPVC double glazed window, part tiled walls, tiled flooring and an Oak panel door to Kitchen.

From the Inner Hall an archway leads to:



Kitchen 13' 7" x 12' 4" (4.13m x 3.76m)

Superbly appointed and comprehensively equipped with a superb range of high quality base and wall mounted units, attractive moulded granite working surfaces, granite topped central dining island incorporating a raised glass counter and cupboard and drawers beneath, built-in double electric oven, integrated microwave, four ring hob with filter canopy over, twin bowl sink with mixer tap, granite upstands and splashback, uPVC double glazed window to rear elevation, tall cupboard incorporating integrated fridge and freezer, integrated dishwasher, tiled flooring, recessed ceiling lighting, door to outside, radiator, door to Utility and uPVC double glazed doors lead to:

Garden Room/Conservatory 26' 11" max x 18' 11" max (8.21m max x 5.76m max)

Of superior commercial construction enjoying stunning aspects over the rear gardens with uPVC double glazed windows, uPVC double glazed doors and Velux windows incorporating rain sensors.

First Floor Galleried Landing

With a uPVC double glazed window to rear elevation affording outstanding aspects, high coved ceiling, access to roof space and a hardwood panel door leads to:

Bedroom One 12' 8" x 12' 4" (3.87m x 3.76m)

With a uPVC double glazed bay window to front elevation, radiator, high coved ceiling and a panel door leads to:

En-Suite Shower Room 6' 2" x 7' 9" (1.89m x 2.35m)

With corner fitted shower cubicle, vanity wash basin incorporating cupboards beneath, wall mounted cupboards, WC, recessed ceiling lighting, chrome towel radiator and uPVC double glazed window.

Bedroom Two 13' 7" x 12' 4" (4.15m x 3.76m)

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

Bedroom Three 8' 3" x 12' 4" (2.51m x 3.76m)

With a uPVC double glazed window overlooking rear gardens and radiator.

Family Bathroom 8' 11" x 12' 4" (2.72m x 3.76m)

With panelled spa bath incorporating handheld shower, vanity wash basin with cupboards beneath, WC, large walk-in shower cubicle with overhead shower, recessed ceiling lighting, tiled flooring, chrome towel radiator and uPVC double glazed window.

Garage 16' 4" x 9' 2" (4.99m x 2.80m)

With up and over door window to side and personal door to rear.



Externally

No. 8 Woodland Avenue stands in wonderful established grounds and surroundings within a plot extending overall to 0.22 of an acre upon a small select elevated tree-lined road amongst superb character houses. The gardens at the rear are delightfully established with extensive lawn and neat flower beds and borders, sheltered by mature hedging to all sides. The gardens also benefit from extensive paved patio areas and timber garden shed.

Tenure

Freehold.

Services

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

Viewings

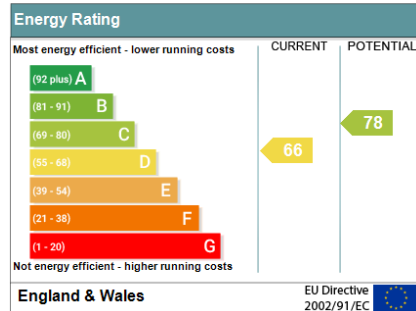
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Crewe Road and take the second left turning onto Mount Drive. Turn left onto Woodlands Avenue and the property is on the right hand side towards the end of the road.

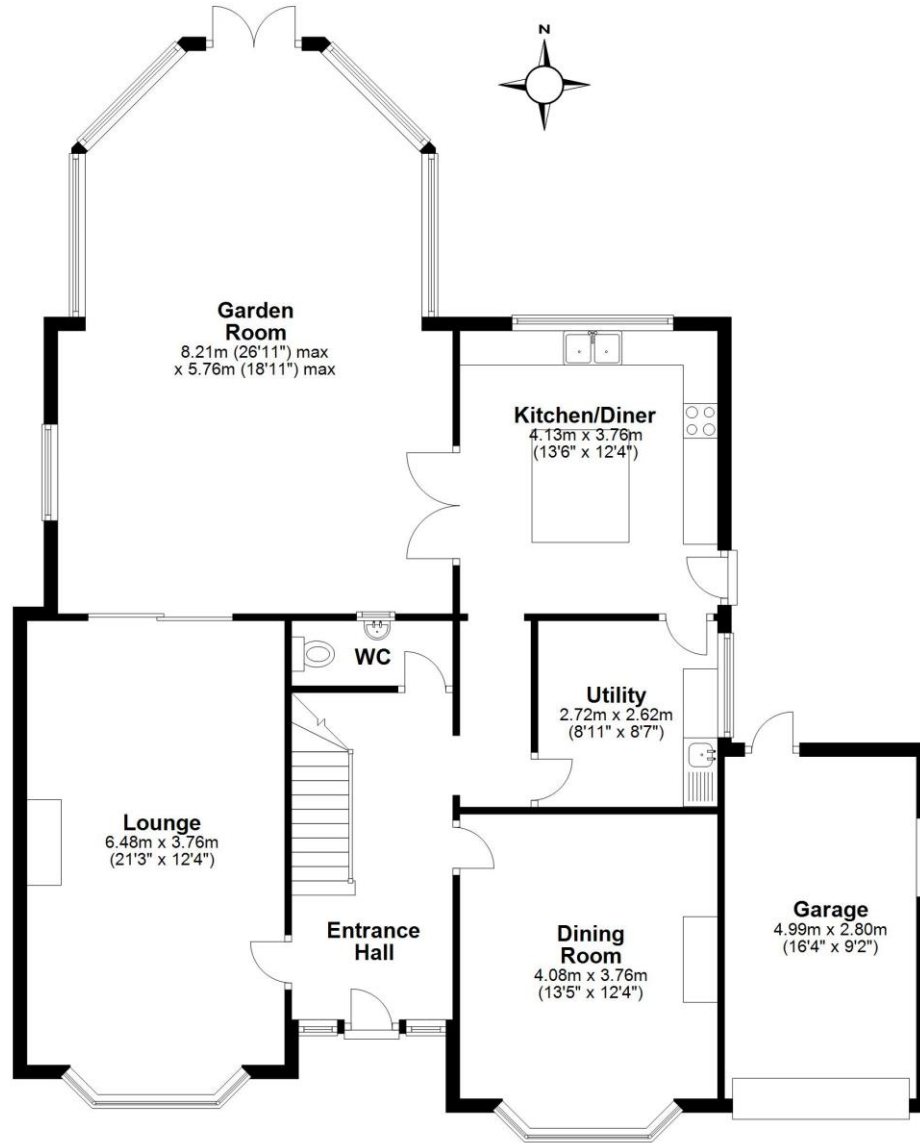


Address: 8 Woodland Avenue, NANTWICH, CW5 6JE
RRN: 9278-3037-2205-0744-9204



Ground Floor

Approx. 138.8 sq. metres (1493.9 sq. feet)



First Floor

Approx. 67.8 sq. metres (730.1 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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