



**CHESHIRE
LAMONT**

33 Snow Crest Place, Stapeley Gardens, Nantwich CW5 7SZ

An impeccably appointed and presented modern detached four bedroom family home with attractive South facing countryside aspects in a fine location upon the Stapeley Gardens Estate with double width drive, single garage and delightful rear gardens with patio terrace. Viewing highly recommended.

- A superbly appointed bay fronted modern detached family home
- Upon the popular Stapeley Gardens Estate nearby to Nantwich
- Bordering a wildlife area and open fields with South facing landscaped gardens
- Double width drive, single garage
- Master bedroom with top range fitted wardrobes and ensuite shower room
- Three further bedrooms and family bathroom
- Lounge with bay window, cloakroom
- Attractive open plan family dining kitchen with box bay to rear, utility room
- Viewing highly recommended

Agents Remarks

This well designed two storey four bedroom family home stands in a prominent position upon the highly regarded Stapeley Gardens Estate enjoying lovely South facing countryside aspects and was constructed to a very high standard by David Wilson Homes, renowned national builders providing well designed and arrayed accommodation throughout. The house is well positioned for highly regarded Junior schools, Brine Leas Academy and local facilities and yet only a short distance away from Nantwich town centre.

Property Details

The property stands in a tranquil cul-de-sac on the periphery of the estate and enjoys aspects over open fields and mature trees and hedges. A double width driveway stands to the front of the property with a paved step leading to a high quality uPVC double glazed composite door allowing access to:

Reception Hall

A glorious entrance to the property with delightful aspects to the rear gardens, an Oak railed spindle staircase ascending to first floor, under stairs area, door to deep cloaks cupboard incorporating shelving and hooks, high quality wood plank effect flooring, radiator, central heating thermostat and a door leads to:



Cloakroom

With WC, tiled walls, wash basin with cupboard beneath and radiator.

From the Reception Hall a door leads to:

Lounge 17' 7" x 10' 7" max (5.35m x 3.22m max)

An attractive reception room with a uPVC double glazed bay window to front elevation, radiators and television aerial point.

From the Reception Hall a door leads to:

Family Dining Kitchen 15' 9" max x 19' 11" max (4.80m max x 6.06m max)

Comprehensively appointed with a range of high quality gloss fronted base and wall mounted units, attractive working surfaces, six ring gas hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, single drainer sink unit with mixer tap, attractive flooring, built-in double electric oven, uPVC double glazed full height box bay windows to rear elevation providing lovely aspects over the garden, uPVC double glazed doors, radiators, further uPVC double glazed window and a door leads to:

Utility Room 7' 2" x 6' 1" (2.19m x 1.86m)

With three wall mounted cupboards, base units, plumbing for washing machine, wall mounted combination gas fired central heating boiler, radiator and a uPVC double glazed door to outside.

First Floor Landing

With radiator, access to loft, door to deep airing cupboard incorporating pressurised cylinder system and shelving and a door leads to:

Master Bedroom 11' 10" x 16' 10" max (3.61m x 5.13m max)

With two uPVC double glazed windows to front elevation, radiator, superb full height fitted wardrobes incorporating railing and shelving and a door leads to:

En-Suite Shower Room

With pedestal wash basin, WC, uPVC double glazed window, towel radiator and a fully tiled walk-in shower cubicle with full height sliding screen doors.

Bedroom Two 14' 0" max x 9' 0" (4.27m max x 2.75m)

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

Bedroom Three 13' 9" x 11' 1" max (4.20m x 3.38m max)

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



Bedroom Four 11' 8" x 10' 2" (3.55m x 3.09m)

With a uPVC double glazed window to rear elevation, corner fitted wardrobes incorporating railing and shelving with full height mirror to front and radiator.

Family Bathroom 11' 8" x 10' 2" (3.55m x 3.09m)

With a panel bath, WC, wash basin with cupboard beneath, full width shower enclosure with full height screen, fully tiled walls, uPVC double glazed window and towel radiator.

Externally

The rear gardens enjoy delightful aspects bordering a wildlife area and open fields with superb views, extensive paved patio areas, lawned garden area, retained by walling to one side and fencing to the other. Garage and double width driveway.

Single Garage 17' 10" x 9' 0" (5.44m x 2.74m)

With up and over door, light and power.

Tenure

Leasehold - 155 years from 2017. £265 per annum maintenance charge.

Services

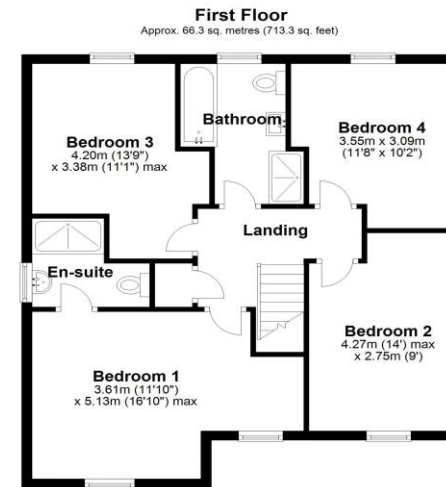
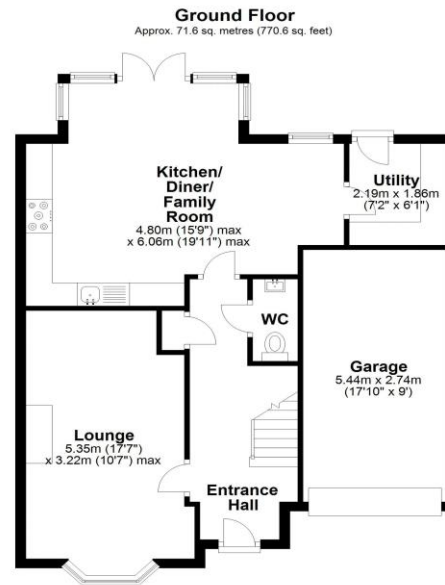
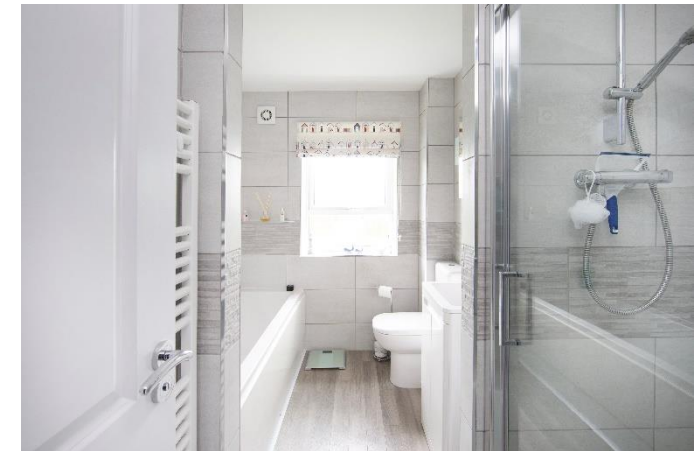
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Road over the level crossing and at the first set of traffic lights turn right. After a further 300 yards at the next set of traffic lights turn left onto the A51 London Road towards Bridgemere and after approximately 100 yards turn right onto the Stapeley Gardens Estate.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(93-100)		93
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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