



77 Reaseheath Way, Henhull, Nantwich CW5 6XF

CHESHIRE
LAMONT



A quite superb spacious four bedroom bay fronted modern detached house upon the Kingsbourne Estate nearby to Nantwich town centre standing upon a large wide plot in a prominent position providing delightfully design, upgraded and appointed accommodation of significant style and appeal. With double garaging. Viewing highly recommended.

- A superbly appointed and upgraded spacious bay fronted detached family home
- In a fine position upon a wide fronted plot within a highly sought after location
- Nearby to Nantwich town centre
- Four bedrooms, en-suite and family bathroom
- Delightful South West facing rear gardens, large driveway and double garaging
- Reception hall, lounge and open plan family dining kitchen with utility room
- Bay fronted study and cloakroom
- Full aspects windows and doors to family dining kitchen and lounge
- Amtico flooring to majority of ground floor
- Viewing highly recommended



Agents Remarks

This superb detached family home was constructed in recent years by renowned builders Redrow and offers impeccably appointed accommodation over two floors with delightful gardens, detached garaging and extensive parking. We highly recommended 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. 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 large splayed entrance drive stands to the front of the property behind a brick pillared gateway providing excellent parking facilities and leads to an attached double garage. A paved path leads to a covered porch and a high quality double glazed composite door allows access to:

Reception Hall

A very impressive entrance to the property with an exposed pine hand railed staircase ascending to first floor, Amtico basket weave flooring, radiator, uPVC double glazed window to front elevation and a panel door leads to:

Cloakroom

With WC, ceramic wash basin upon wall mounted plinth with drawer beneath, Amtico basket weave flooring, radiator, uPVC double glazed window to side elevation and recessed ceiling lighting.

From the Reception Hall a panel door leads to:

Study/Sitting Room 9' 9" x 8' 1" (2.96m x 2.46m)

With a uPVC double glazed bay window to front elevation, Amtico basket weave flooring and radiator.

From the Reception Hall a panel door leads to:

Lounge 15' 9" x 14' 5" (4.80m x 4.39m)

A delightful spacious reception room with lovely aspects to the South West facing rear garden via uPVC double glazed doors within uPVC double glazed full height windows to either side incorporating fitted blinds, radiator and double door lead to:

Open Plan Family Dining Kitchen

Kitchen Area 13' 8" x 11' 8" (4.16m x 3.56m)

Comprehensively appointed with a superb range of contemporary shaker style base and wall mounted units, attractive working surfaces, dining counter, integrated dishwasher, built-in double electric oven and grill, four ring AEG hob with filter canopy over, integrated fridge and freezer, single drainer one and a half bowl sink unit with mixer tap, integrated pantry cupboard, pull-out spice pantry, recessed ceiling lighting, uPVC double glazed window to side elevation, Amtico basket weave flooring, radiator and open access to:



Family/Dining Area 15' 1" x 9' 11" (4.60m x 3.02m)

With lovely aspects over the rear gardens via full width uPVC double glazed windows incorporating uPVC double glazed doors, recessed ceiling lighting, Amtico basket weave flooring and radiator and a panel door leads to:

Utility Room 7' 11" x 5' 3" (2.42m x 1.59m)

With wall mounted cupboard incorporating shelving, base units, extractor fan, plumbing for washing machine, single drainer sink unit with mixer tap, vent for tumble drier, Amtico basket weave flooring, recessed ceiling lighting and a uPVC double glazed door to outside.

First Floor Landing

With hinged access to loft, panel door to cupboard incorporating a pressurised vented cylinder system, radiator and a panel door leads to:

Master Bedroom 14' 3" x 11' 4" (4.34m x 3.46m)

With a uPVC double glazed bay window to front elevation, radiator, fitted mirror-fronted wardrobes incorporating railings and shelving and a panel door leads to:

En-Suite Shower Room 8' 0" x 6' 4" (2.43m x 1.93m)

With a tiled walk-in shower enclosure, WC, wall mounted wash basin, uPVC double glazed window, Porcelanosa tiled flooring and recessed ceiling lighting.

Bedroom Two 13' 0" x 11' 7" (3.96m x 3.53m)

With a uPVC double glazed window to front elevation, radiator and fitted mirror-fronted wardrobes incorporating railings and shelving.

Bedroom Three 10' 1" x 9' 8" (3.07m x 2.94m)

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

Bedroom Four 10' 4" x 9' 5" (3.14m x 2.86m)

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

Family Bathroom 8' 11" x 5' 11" (2.73m x 1.81m)

With a panelled bath incorporating screen and shower over, WC, wall mounted wash basin with drawer beneath, Porcelanosa tiled flooring, recessed ceiling lighting, uPVC double glazed window and extractor fan.

Double Garage 17' 7" x 17' 5" (5.35m x 5.30m)

With an electrically operated remote controlled up and over door, light and power.



Externally

The property stands in a large wide fronted plot and with South West facing gardens to the rear. The driveway provides excellent parking and has space for a caravan or motorhome to the side. The rear gardens have been landscaped and benefit from a lawned area and large paved patio terrace with a further covered garden entertaining area.

Floorplan

Please note the floorplan is a mirror image of this property.

Tenure

Freehold.

Services

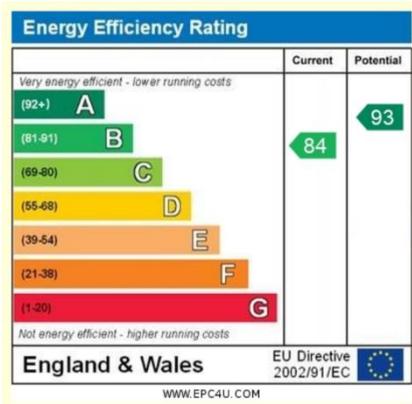
All main services are connected (not tested by Cheshire Lamont). Electric vehicle charging point.

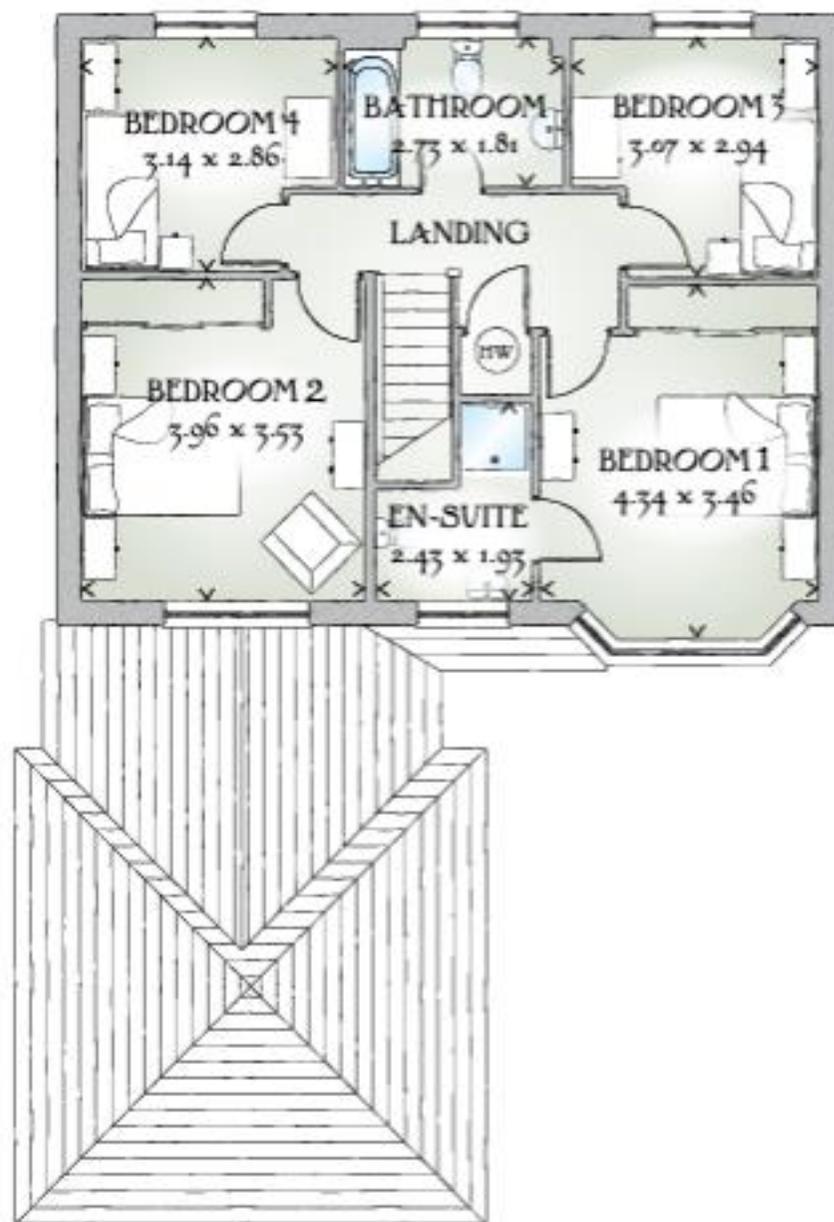
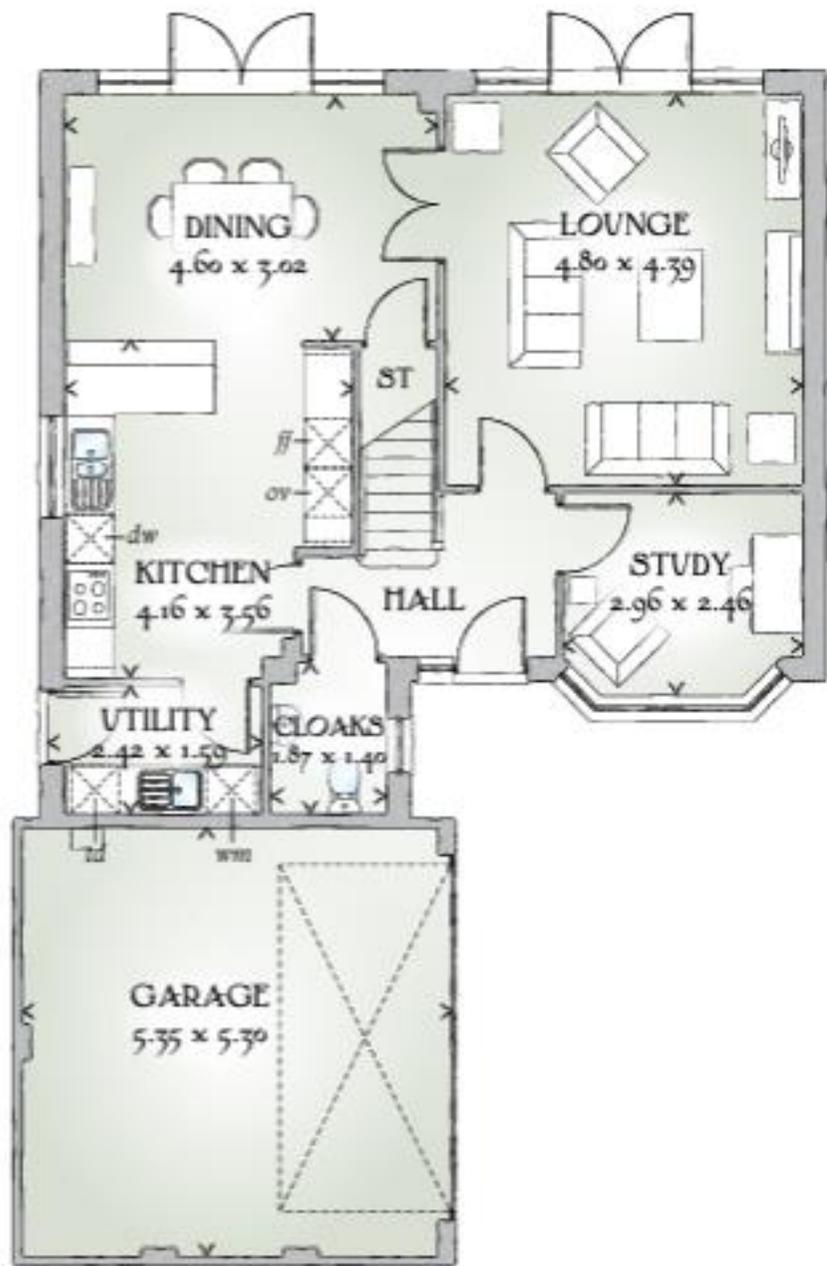
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre proceed to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and continue along Reaseheath Way where the property is situated on the left hand side.







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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