



**CHESHIRE  
LAMONT**

**4 Dig Lane, Wybunbury CW5 7EZ**

A highly individual bay fronted dormer bungalow within a sought after location benefiting from open views to the rear providing versatile accommodation of character with three bedrooms, two bathrooms, detached garage and delightful rear gardens. NO CHAIN. Viewing highly recommended.

- A well presented three bedroom detached bay fronted dormer bungalow
- Situated in a highly sought after location nearby to Wybunbury village and historic Nantwich
- Delightful South West facing rear gardens benefiting from lovely aspects over open fields
- Versatile accommodation arrayed over two floors
- Driveway and detached garaging
- Porch, reception hall, bay fronted lounge, kitchen and conservatory
- Two ground floor bedrooms and shower room
- First floor bedroom with en-suite bathroom
- NO CHAIN for early completion
- Viewing highly recommended

#### Agents Remarks

Wybunbury is a delightful village offering all the requisites of village life with a post office/shop, two well regarded public houses/restaurants, church and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

#### Property Details

A driveway stands to the front of the property and leads to the side which provides additional parking facilities with a paved path leading from the front to a uPVC double glazed door with uPVC double glazed window to side allowing access to:

#### Enclosed Porch

With tiled flooring, uPVC double glazed window to side elevation and a sectional glazed hardwood door leads to:



### Reception Hall

A lovely entrance to the property with a staircase ascending to first floor, parquet wood block flooring, radiator and a sectional glazed panel door leads to:

### Lounge 11' 5" x 16' 11" (3.48m x 5.15m)

With a uPVC double glazed bay window to front elevation, fireplace within attractive Oak surround upon raised granite hearth incorporating living flame gas fire inset, two radiators, four wall light points and coved ceiling.

From the Reception Hall a panel door leads to:

### Ground Floor Shower Room 6' 8" x 5' 3" (2.04m x 1.61m)

With a shower cubicle, wash basin within surround incorporating cupboards beneath, WC, tiled flooring, radiator, extractor fan, uPVC double glazed window and part tiled walls.

From the Reception Hall a panel door leads to:

### Bedroom One 10' 11" x 12' 5" (3.32m x 3.78m)

With parquet wood block flooring, radiator, uPVC double glazed window overlooking conservatory and fitted wardrobes incorporating railing, shelving and drawers.

From the Reception Hall a panel door leads to:

### Bedroom Two 10' 6" x 8' 11" (3.19m x 2.72m)

With uPVC double glazed window to side elevation and radiator.

From the Reception Hall a sectional glazed panel door leads to:

### Kitchen 13' 5" max x 9' 9" (4.10m max x 2.98m)

With a range of base and wall mounted units comprising cupboards and drawers, built-in electric oven, four ring gas hob with filter canopy over, built-in microwave, plumbing for dishwasher, wall mounted radiator, uPVC double glazed windows to side and rear elevations, recessed ceiling lighting and a sectional glazed door leads to:

### Conservatory 9' 10" x 16' 3" (3.00m x 4.95m)

With uPVC double glazed windows affording South West facing aspects, Oak effect flooring and uPVC double glazed doors to gardens.

### First Floor Landing

With a door leading to:



### Bedroom Three 9' 3" x 11' 2" (2.81m x 3.40m)

With a uPVC double glazed window to rear elevation providing lovely far reaching aspects over open fields, radiator, door to storage cupboard and a door leads to:

### En-Suite Bathroom

With tiled panel bath, wall mounted wash basin, WC, chrome towel radiator, tiled walls, Velux window to side elevation and eaves storage cupboards.

### Externally

The attractive South West facing rear garden benefits from a neat lawned garden area, paved patio, further block paved patio, timber garden shed and greenhouse. The garden is well stocked with flower beds and borders.

### Detached Garage

With double wooden doors to front, window to side elevation, power, water supply and drainage for washing machine.

### Tenure

Freehold.

### Services

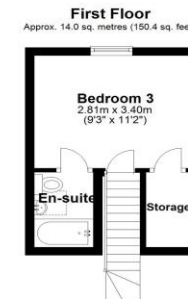
All main services are connected (not tested by Cheshire Lamont).

### Viewings

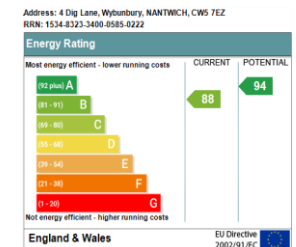
Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed out of Nantwich along London Road and at the traffic lights proceed straight over to the roundabout. Take the 4th exit signposted Shavington and Hough and continue along this road past The Elephant Public House and just after this turn right onto Dig Lane where the property is on the right hand side.



Floorplan is for illustrative purposes only  
Plan produced using PlanItUp



**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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