



75 Clonners Field, Stapeley, Nantwich CW5 7GU

CHESHIRE  
LAMONT



A superb modern three bedroom mid row townhouse situated in a highly sought after location upon the popular Stapeley Estate within easy walking distance of Nantwich town centre providing well presented accommodation arrayed over three floors and benefiting from a private enclosed rear garden, garaging and off road parking facilities. Viewing highly recommended.

- A well presented modern mid row three storey townhouse
- Situated upon the highly regarded Stapeley Estate nearby to Nantwich town centre
- Benefiting from a private enclosed South facing rear garden, garaging and off road parking facilities
- Recently fitted contemporary kitchen with dining counter
- Open Plan living/dining room with French doors to South facing rear garden
- Cloakroom and two useful storage cupboards
- Two first floor double bedrooms and family bathroom
- Second floor master bedroom suite with large walk-in wardrobe and en-suite shower room
- Viewing highly recommended

#### Agents Remarks

This recently enhanced townhouse stands within the popular Stapeley Estate Stapeley which is highly regarded for its nearby facilities including excellent junior schooling, senior schooling at Brine Leas, public house, takeaways and facilities at the nearby Co-Op store. The property is within easy walking distance of 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.



## Property Details

A paved path leads to the front of the property through a lawned garden area and continues to a covered porch with a double glazed sectional door allowing access to:

### Breakfast Kitchen 9' 8" x 12' 11" (2.94m x 3.93m)

Comprehensively equipped with a superb range of contemporary light grey gloss fronted base and wall mounted units, attractive working surfaces with complimentary upstands, built-in electric oven, four ring hob with chimney filter canopy over, one and a half bowl sink unit with mixer tap, integrated dishwasher, space for tall fridge freezer, central dining counter, tiled walling, contemporary column radiator, recessed ceiling lighting, attractive plank effect flooring, extractor fan, coved ceiling, staircase ascending to first floor, panel door to deep storage cupboard and a panel door leads to:

### Cloakroom

With vanity wash basin incorporating cupboard beneath, WC, radiator and uPVC double glazed window to front elevation.

From the Breakfast Kitchen a panel door leads to:

### Lounge/Dining Room 13' 0" x 16' 10" (3.96m x 5.13m)

A lovely reception room with a uPVC double glazed box bay window incorporating double doors and fitted plantation shutters to rear elevation overlooking rear garden, coved ceiling, recessed ceiling lighting, contemporary column radiator, attractive grey plank effect flooring, radiator and panel door to under stairs cupboard.

### First Floor Landing

With radiator and a panel door leads to:

### Bedroom Two 13' 5" x 10' 8" (4.09m x 3.25m)

With two uPVC double glazed windows to front elevation and radiator.

### Bedroom Three 13' 5" x 10' 9" (4.09m x 3.27m)

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

### Bathroom 6' 1" x 8' 11" (1.85m x 2.72m)

With a panel bath incorporating shower screen and shower over, wash basin within surround incorporating cupboards beneath, WC, fitted shelving, wall mounted mirror fronted cupboard, chrome towel radiator, recessed ceiling lighting, tiled flooring and extractor fan.

### Second Floor Landing

A panel door leads to:

### Master Bedroom 15' 10" x 16' 3" (4.82m x 4.95m)

With a uPVC double glazed eaves window to front elevation, radiator and a panel door leads to:





### Large Walk-In Wardrobe 5' 5" x 10' 0" (1.65m x 3.05m)

With fitted railing, shelving, radiator and a panel door leads to airing cupboard incorporating pressurised cylinder system.

### En-Suite Shower Room 9' 11" x 6' 3" (3.02m x 1.90m)

With corner fitted shower cubicle, WC, wash basin within surround incorporating cupboards and shelving beneath, chrome towel radiator, extractor fan and Velux window.

### Externally

The property benefits from an enclosed South facing rear garden retained and screened by high wooden panel fencing with a lawned garden area and a paved patio area enjoying all day and evening sunshine. A gate allows access to the rear and a path leads to a single garage with tandem parking for two vehicles.

### Garage

The garage has an up and over door with two tandem parking spaces to the front.

### Tenure

Leasehold with 132 years remaining. £190 per annum.

### Services

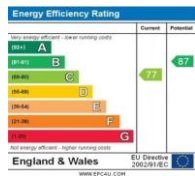
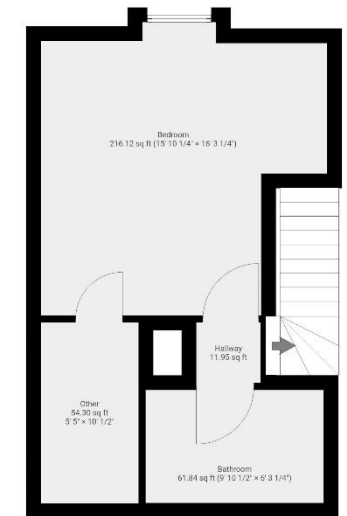
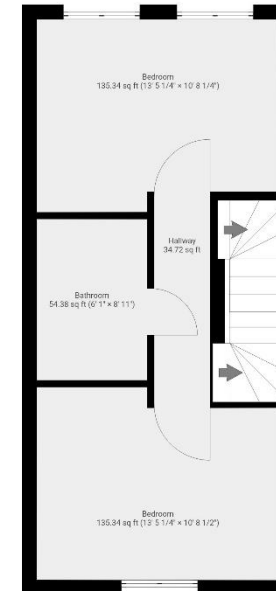
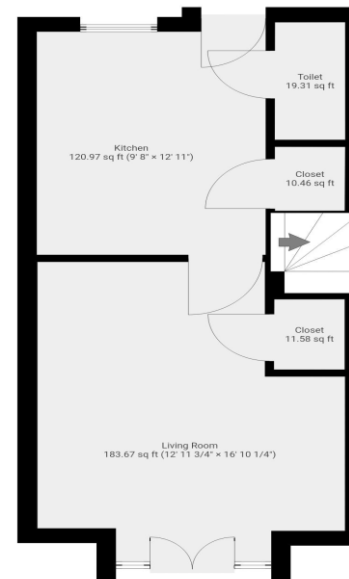
All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

From Nantwich proceed along Wellington Road towards Brine Leas School and turn left at the traffic lights into Peter Destaplegh Way. Turn left along Hawksey Drive until reaching the roundabout and turn left into Clonners Field where the property is located on the left hand side.



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