



**CHESHIRE
LAMONT**

44 Ashbourne Drive, Wychwood Park, Weston CW2 5FY

Within one of the finest positions upon Wychwood Park and benefiting from south west facing rear gardens a spacious two storey four bedroom detached family home providing well arrayed and appointed accommodation available for early completion with NO CHAIN. Viewing highly recommended.

- A superb spacious and impeccably appointed detached family home
- Situated within one of the finest positions upon Wychwood Park
- Providing well arrayed accommodation throughout
- Double garaging, large driveway providing ample parking facilities,
- Family dining kitchen, laundry room, cloakroom
- Large lounge, separate dining room/sitting room, study
- Four double bedrooms, ensuite shower room, family bathroom
- Large south west facing gardens, patio terrace
- No chain

Agents Remarks

Wychwood Park is well situated for the commuter being close to the M6 motorway and Crewe mainline railway station and the park stands within delightful undulating countryside in South Cheshire. The area is highly prized for its pleasant villages and sporting pursuits with the Wychwood park golf course within the park itself. The historic market town of Nantwich is a short distance away. Dating back to Roman times the town boasts a wealth of buildings second only to Chester in the county of Cheshire for its number of period and listed buildings. There are a superb range of boutique shops, bars and restaurants, indoor market hall and a train station.

Property Details

A paved path leads to a pitched tiled covered porch leading to an entrance door.

Reception Hall

An attractive spacious reception hall with stairs ascending to first floor galleried area, high quality wood effect flooring and a panel door leads to:

Lounge 20' 2" x 12' 11" (6.15m x 3.93m)

A light lounge with lovely dual aspects over the rear gardens via high quality UPVC French doors, attractive fireplace inset within surround and with hearth, radiator, high quality flooring and coved ceiling.



Dining Room 12' 3" x 12' 2" (3.74m x 3.72m)

A superb entertaining room with patio doors to rear terrace patio, radiator and coved ceiling.

Family Dining Kitchen 13' 1" x 12' 9" (3.98m x 3.89m)

Comprehensively equipped with a superb range of wall and base mounted units with high quality working surfaces incorporating one and a half bowl single drainer sink unit, double electric oven, gas hob with chimney filter canopy over, tiled flooring, integrated appliances, radiator, UPVC double glazed window and patio doors to terrace.

Laundry Room

An equipped laundry room with range of base units, single drainer sink unit and plumbing for an automatic washing machine.

Study 9' 11" x 9' 1" (3.01m x 2.76m)

With high quality flooring, coved ceiling, radiator and UPVC double glazed window overlooking front gardens.

Cloakroom

With WC, pedestal wash hand basin, part tiled walling, radiator and UPVC double glazed window.

First Floor Landing

With radiator and UPVC double glazed window.

Master bedroom 13' 4" x 13' 0" (4.07m x 3.95m)

With fitted double wardrobes, radiator, coved ceiling and UPVC double glazed windows to front and side elevations.

Ensuite Shower Room 12' 2" x 5' 1" (3.72m x 1.56m)

With double shower cubicle, UPVC double glazed window, pedestal wash hand basin and WC.

Bedroom Two 16' 8" x 12' 10" (5.09m x 3.91m)

With fitted wardrobe, coved ceiling and UPVC double glazed window to rear elevation.

Bedroom Three 12' 3" x 8' 10" (3.74m x 2.70m)

With fitted wardrobe, coved ceiling and UPVC double glazed window.

Bedroom Four 10' 9" x 9' 11" (3.28m x 3.02m)

With fitted wardrobe, coved ceiling and UPVC double glazed window.

Family Bathroom 9' 3" x 8' 0" (2.81m x 2.43m)

With panelled bath, double shower cubicle with shower over, pedestal wash hand basin, WC, part tiled walling and UPVC double glazed window.



Externally

The property occupies a superb position upon a large garden plot and benefits from attractive private south west facing gardens with a patio terrace and is bordered by high fencing and trees. Double garaging and parking facilities.

Tenure

Freehold. Subject to a £1800 per year service/maintenance charge (approx.).

Services

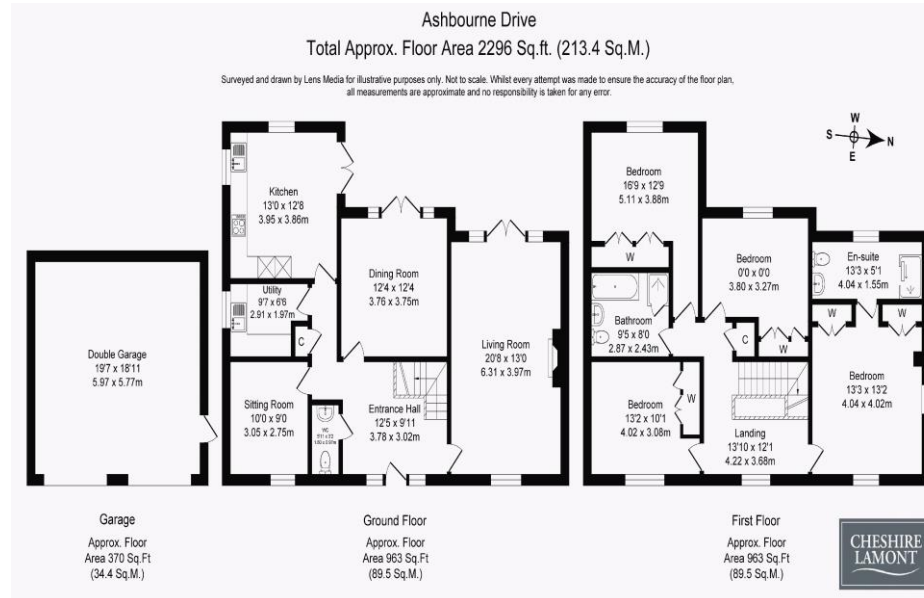
All main services are connected (not tested by Cheshire Lamont).

Directions

Proceed out of Nantwich along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood Park, right into Ashbourne Drive and the property is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



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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