



25 Dunnillow Field, Stapeley, Nantwich CW5 7GX



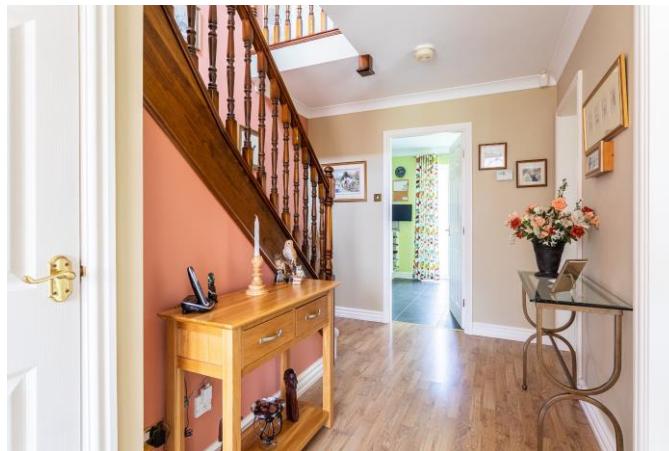


Within a highly favoured position on the ever popular Stapeley Estate, a very well presented and appointed four bedroom detached family house in a superb situation with large attractive gardens, double entrance drive with twin garaging. Presented throughout to a very high standard with Entrance Hall, Cloakroom, large Lounge, Dining Room, Family Dining Kitchen and separate Utility Room. Master Bedroom with En-Suite, three further bedrooms and bathroom. Early internal viewing recommended.

- Situated in a highly popular location with the Stapeley Estate
- A spacious and well presented four bedroom detached family home
- Within attractive gardens and pleasant surroundings
- Large double entrance drive, twin garaging, landscaped gardens to front and rear
- Master bedroom with en-suite, three further double bedrooms and bathroom
- Large lounge, separate dining room, spacious fully appointed family dining kitchen, utility room, cloakroom/WC
- Nearby to highly regarded Junior and Senior schooling and facilities
- Positioned among similar attractive detached housing
- Early viewing recommended

#### Agents Remarks

The property is located on the sought after Stapeley Estate and is nearby to facilities for day to day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Annes Primary Schools and Brine Leas high school. 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub.



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 brick pillared tiled pitched canopy porch with quarry tile step leads to ;

A double glazed panel door with full height double glazed side panel which leads to;

#### Reception and Entrance Hall

A beautiful entrance hall with spindle staircase returning to first floor, high quality Oak effect flooring throughout. Coved ceiling. Double radiator with thermostat. Wall light point. Telephone point. Central heating thermostat. Under stairs storage cupboard and a panel door leads to cloak room.

#### Cloakroom

Comprising WC. Radiator with thermostat. UPVC double-glazed window. Pedestal wash hand basin. Part tiled walls. Coved ceiling.

From reception hall panel door leads to;

#### Lounge 18' 3" x 11' 11" (5.57m x 3.63m)

A beautifully appointed lounge with a centrally situated and attractive fireplace incorporating a Living Flame gas fire with marble hearth and insert within an attractive stone effect surround. UPVC double-glazed window to front elevation. Double radiator with thermostat. Single radiator with thermostat. Coved ceiling.

From reception hall a panel door leads to;

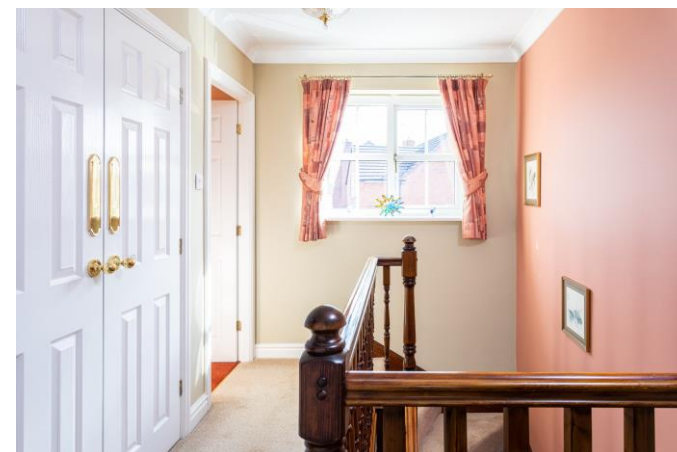
#### Dining Room 12' 6" x 11' 11" max (3.81m x 3.63m)

UPVC double-glazed window overlooks rear gardens and coved ceiling. Double radiator with thermostat.

From reception hall panel door leads to;

#### Breakfast Kitchen 9' 0" x 23' 1" (2.74m x 7.04m)

A kitchen area superbly appointed with a full range of base and wall mounted units comprising cupboards and drawers. A range of NEFF stainless steel appliances comprising built in electric double oven and four ring gas hob with extractor hood above. Peninsula counter with



cupboards and drawers beneath. One and a half bowl single drainer sink unit with mixer tap. Integrated fridge and freezer. Tiled flooring throughout. Part tiled walls. Coved ceiling. Pelmet lighting. Kick space heater. Two integrated wine racks.

Breakfast area with UPVC double-glazed doors with full height double-glazed side panels overlooking rear gardens. Double-glazed window overlooking rear gardens. Double radiator with thermostat.

From the kitchen a panel door leads to;

#### Utility Room/Laundry Room 9' 0" x 5' 3" (2.74m x 1.59m)

Base unit incorporating stainless steel single drainer sink unit with mixer tap and cupboards below. Plumbing for automatic washing machine. Space for tumble dryer. Tall storage cupboard incorporating shelving with cupboard over. Double-glazed door to rear gardens. Radiator with thermostat. Coved ceiling. Access to roof space with light. Tiled flooring and internal door to garage.

#### First Floor Landing

With UPVC double-glazed window to front elevation. Access to loft incorporating loft ladder, power and light. Built in double cylinder cupboard with shelving. Further built in cupboard with shelving and railing. Radiator with thermostat. Coved ceiling.

#### Master Bedroom 14' 7" x 13' 8" (4.45m x 4.16m)

Coved ceiling. UPVC double-glazed window. Two wall light points. Double radiator with thermostat. Two built in double wardrobes with railing and shelving and a panel door leads to;

#### En-suite Shower Room

Shower cubicle with full height screen door. Pedestal wash hand basin. WC. Dual fuel towel radiator with thermostat (works off central heating or electric). UPVC double-glazed window. Half tiled walls. Coved ceiling. Extractor fan.



**Bedroom Two (front left) 13' 0" max x 13' 11" max (3.97m x 4.24m)**

UPVC double-glazed eaves window to front elevation. Built in double wardrobe Two wall light points. Double radiator with thermostat.

**Bedroom Three 11' 1" max x 8' 10" (3.37m x 2.70m)**

UPVC double-glazed window to rear elevation, built in double wardrobe with railing and shelving. Radiator with thermostat.

**Bedroom Four 10' 2" max x 8' 10" (3.10m x 2.70m)**

UPVC double-glazed window to front elevation. Telephone point. Radiator with thermostat. Fitted wardrobes with railing and shelving and full height mirror to front.

### **Bathroom**

With a four piece suite comprising bath with shower over and folding shower screen, pedestal wash hand basin, WC and bidet. Three quarter tiled walls. UPVC double glazed window to rear elevation. Dual fuel towel radiator with thermostat (works off central heating or electric). Extractor fan.

### **Externally**

The property is set back from the road and benefits from a double width entrance drive, providing excellent parking facilities and the front garden has been landscaped with a raised circular stone decorative patio, well stocked flower beds and borders and neat groomed hedging. Access leads from the side of the property to the rear, where the gardens enjoy a lovely west facing aspect and are of a good size and screened and contained within high level wooden panel fencing and benefit from extensive paved patio areas and stone laid walk ways with a further patio area, offering well stocked borders, arbour, and mature trees. There is further space to the side of the property with a gate providing access to a paved area and useful timber garden storage shed.

**Twin Garages 16' 4" x 8' 10" each (4.98m x 2.69m each)**

A superb double garage with twin set of up and over doors, light and power. Wall mounted Worcester gas fired central heating boiler. Wall mounted storage cupboards.

### **Services**

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

### **Viewings**

Strictly by appointment only via Cheshire Lamont.

### **Directions**

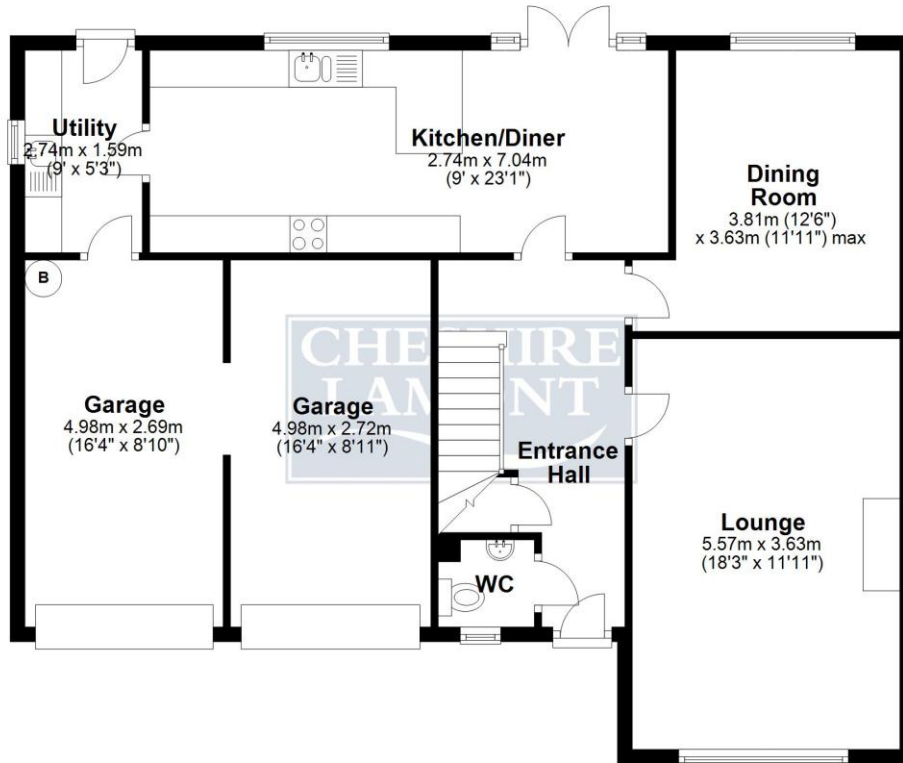
From the Nantwich office proceed along Wellington Road passing Brine Leas High School on the right hand side, turn left at the traffic lights into Peter Destapleugh Way, continue to the traffic lights and turn left into Pear Tree Field and turn first left into Dunnillow Field and the property is on the left hand side.





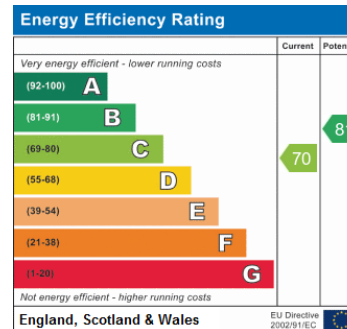
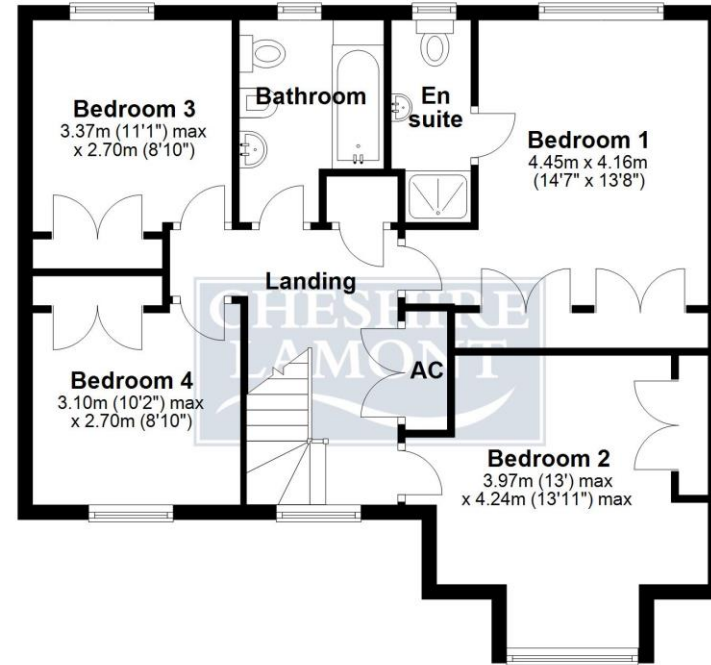
### Ground Floor

Approx. 98.9 sq. metres (1064.1 sq. feet)



### First Floor

Approx. 66.7 sq. metres (718.0 sq. feet)





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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