



CYGNET DRIVE



1 Cygnet Drive, Wistaston Brook, Wistaston CW2 8WN

A most stylish, superbly presented and delightfully appointed modern detached four bedroom detached family residence within a corner position upon a highly sought after residential location in Wistaston. Viewing recommended.

- A superbly presented and appointed modern detached family home
- Situated upon the sought after Wistaston Brook development in Wistaston
- With lovely surroundings, country walks and close to schools and facilities
- Delightfully designed presented and appointed throughout to a very high standard
- Corner position with driveway, garage and walled gardens
- Bay fronted spacious lounge, open plan family dining kitchen
- Fully appointed high quality kitchen, separate utility room, cloakroom
- Four bedrooms, en-suite and family bathroom
- Enclosed private walled rear gardens with patio areas
- Early viewing recommended

#### Agents Remarks

This attractive modern detached house was constructed by Bloor Homes and provides well arrayed and designed accommodation and stands upon a sought after estate nearby to a well regarded junior schooling upon Church Lane, local facilities, lovely walks at the popular "Joey the Swan" park and woodlands. The village is situated mid way between Crewe and its facilities and the nearby historic town of Nantwich.

#### Property Details

A path leads through gardens to a covered porch with a tiled step to a high quality uPVC double glazed composite door opening to:

#### Reception Hall 14' 7" x 7' 3" (4.44m x 2.21m)

An attractive entrance to the property with a returned staircase to first floor, panel door to understairs cupboard, radiator, tile effect vinyl flooring and panel door leads to:

#### Cloakroom

With WC, radiator, wall mounted wash basin, tiled splash back and attractive flooring.

From the Reception Hall double doors lead to:



**Lounge 20' 4" x 11' 5" (6.19m x 3.47m)**

An attractive reception room with dual aspects via a uPVC double glazed box bay window to side elevation, uPVC double glazed window to front elevation, radiator and television aerial point.

From the Reception Hall a panel door leads to:

**Living/Dining Family Kitchen 20' 4" x 10' 8" (6.20m x 3.26m)**

Delightfully appointed with attractive aspects over the gardens.

**Kitchen Area**

Comprehensively appointed with a superb range of base and wall mounted units comprising cupboards and drawers, attractive working surfaces, four ring hob with filter canopy over, part tiled walls, single drainer one and a half bowl sink with mixer tap, integrated dishwasher, Bosch built-in double electric oven, integrated tall fridge/freezer, superb range of further cupboards, recessed ceiling lighting, uPVC double glazed window overlooking private gardens, uPVC double glazed doors with uPVC double glazed side panels to patio and gardens, uPVC double glazed window to side elevation, radiator, part panelled walling, attractive tiled flooring and a panel door leads to:

**Utility Room 7' 2" x 5' 3" (2.18m x 1.60m)**

With base units, plumbing for washing machine and wall mounted combination gas fired central heating boiler.

From the Reception Hall a staircase ascends to:

**First Floor Landing**

With panelled wall effect to main wall, access to loft, panel door to airing cupboard with shelving and a panel door leads to:

**Master Bedroom 11' 9" x 10' 9" (3.57m x 3.27m)**

With full height and width mirror fronted fitted wardrobes, uPVC double glazed window to front elevation, radiator and a panel door leads to:

**En-Suite Shower Room 7' 4" x 5' 6" (2.23m x 1.68m)**

With towel radiator, shower cubicle with sliding screen, WC, wall mounted wash basin and uPVC double glazed window.

**Bedroom Two 11' 3" x 9' 5" (3.42m x 2.87m)**

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

**Family Bathroom 10' 0" x 5' 7" (3.05m x 1.70m)**

Appointed with a contemporary bath, shower cubicle with sliding screen, WC, wall mounted wash basin and uPVC double glazed window.



### Bedroom Three 11' 3" x 9' 5" (3.42m x 2.87m)

With a uPVC double glazed window to front and side elevations and radiator.

### Bedroom Four 9' 0" x 8' 5" (2.74m x 2.57m)

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

### Externally

Outside the property benefits from a corner position and an attractive enclosed walled garden stands to the side with paved patios and a lawned garden area enjoying attractive aspects with access to a superb car parking area which leads to the garage. A gate to the side property leads to the rear.

### Garage

A semi-detached single garage with an up and over door, light and power.

### Tenure

Freehold – subject to an annual estate fee.

### Services

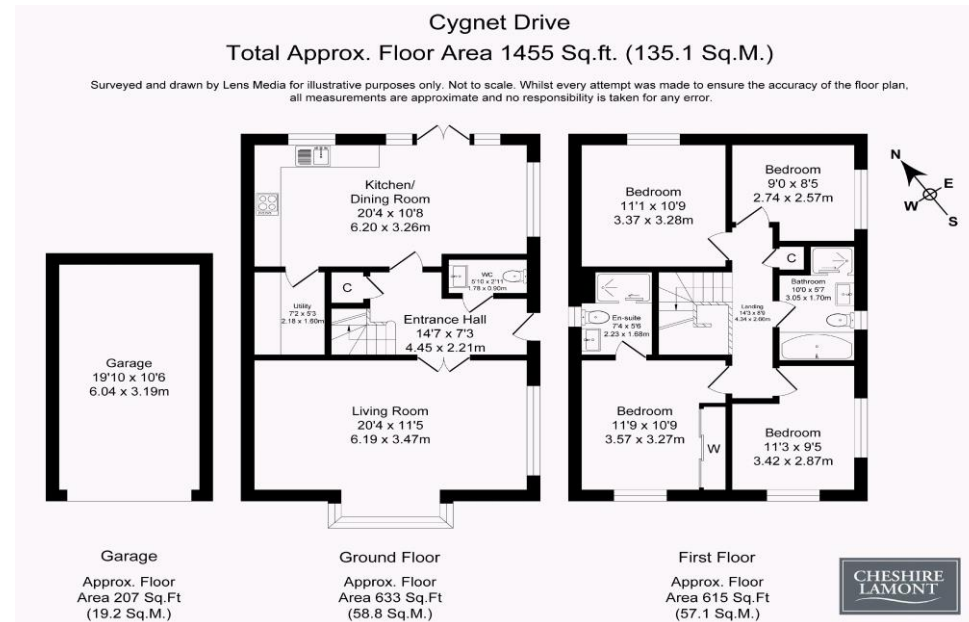
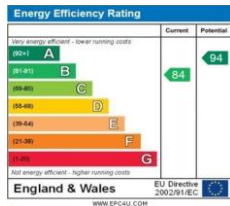
All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed out of Nantwich along Crewe Road, passing over the roundabout at the Peacock Hotel. Continue for approximately 1 mile and turn left into Church Lane, past the Church and School and continue until reaching Teal Way on the left hand side. Continue along Teal Way, turn right and the property is on the right 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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