



10 White Iris Place, Stapeley Gardens, Nantwich CW5 7TB





A superbly situated and appointed modern detached family home in a fine tranquil position upon the sought after Stapeley Water Gardens development enjoying attractive aspects with the benefit of freehold, four double bedrooms, bay fronted lounge, study and superbly appointed open plan living family dining kitchen. South west facing gardens driveway and garage. Viewing highly recommended.

- A superb four bedroom modern detached family home
- Situated in a tranquil cul-de-sac position upon the highly sought after Stapeley Gardens development
- Affording attractive aspects with South West facing rear gardens and green woodland area to front
- Appointed and presented throughout to a high standard
- Bay fronted lounge, study and cloakroom
- Superb fully appointed open plan living family dining kitchen with separate utility room
- Master bedroom with en-suite, three further double bedrooms and family bathroom
- Driveway with parking facilities in total for 4 vehicles, garage and electric vehicle charging point
- Benefiting from freehold
- Viewing highly recommended

Agents Remarks

This attractively arrayed and designed home has been constructed to a very high standard by the renowned David Wilson Homes and stands upon the sought after Stapeley Garden development. The house benefits from a pleasant tranquil position adjacent to a path which leads to local facilities and a protected established woodland area. The property benefits from a driveway and garaging facilities. The area is highly regarded for its nearby facilities including junior schooling, senior schooling at Brine Leas and facilities at the nearby COOP store and is close to Nantwich 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, nearby canal network, highly regarded Junior and Senior



schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A paved path leads through a front garden area to a uPVC double glazed composite door allowing access to:

Reception Hall

A glorious entrance to the property with lovely aspects to the rear gardens, Oak rail staircase ascending to first floor galleried landing, radiator and a panel door leads to:

Cloakroom

With WC, pedestal wash basin, radiator, half tiled walls, uPVC double glazed window and a panel door leads to a deep under stairs storage cupboard.

From the Reception Hall a panel door leads to:

Lounge 19' 0" into bay x 12' 2" (5.80m into bay x 3.70m)

An attractive reception room with a uPVC double glazed bay window to front elevation and radiator.

From the Reception Hall a panel door leads to:

Study 9' 6" x 7' 10" (2.90m x 2.40m)

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

From the Reception Hall a panel door leads to:

Open Plan Living Family Dining Kitchen 20' 4" x 15' 5" (6.20m x 4.70m)

Superbly presented and appointed with a range of white gloss fronted base and wall mounted units, attractive dark wood effect working surfaces with complimentary upstands, radiator, built-in double electric ovens, five ring gas hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, large uPVC double glazed box bay windows to garden elevation providing lovely aspects over South West facing gardens incorporating uPVC double glazed doors, radiators, Amtico flooring, recessed ceiling lighting and a panel door leads to:



Utility Room 8' 6" x 5' 3" (2.60m x 1.60m)

With a wall mounted unit incorporating a gas fired central heating boiler, base unit, dark wood effect working surface, plumbing for washing machine, space for tumble dryer, tiled flooring and uPVC double glazed door to outside.

First Floor Landing

With access to loft, uPVC double glazed window to side elevation, panel door to airing cupboard incorporating a pressurised vented cylinder system, radiator and a panel door leads to:

Master Bedroom 13' 1" x 12' 2" (4.00m x 3.70m)

With a uPVC double glazed window to front elevation, radiator, range of fitted wardrobes and a panel door leads to:

En-Suite Shower Room

With a fitted tiled shower cubicle, pedestal wash basin, WC, chrome towel radiator, part tiled walls, uPVC double glazed window and recessed ceiling lighting.

Bedroom Two 13' 5" x 9' 6" (4.10m x 2.90m)

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

Bedroom Three 14' 5" max x 10' 2" (4.40m max x 3.10m)

With two uPVC double glazed windows to rear elevation overlooking gardens and radiator.

Family Bathroom

With a panelled bath, pedestal wash basin, WC, uPVC double glazed window, enclosed tiled shower cubicle, chrome towel radiator and part tiled walls.

Bedroom Four 10' 2" x 7' 10" (3.10m x 2.40m)

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

Externally

The property benefits from attractive South West facing gardens with an extensive paved patio area, sleeper retained lawned garden area with flower beds and borders and a further patio area, all contained within high wooden panel fencing. A gate to the side allows access to the front. The property further benefits from a driveway with parking facilities in total for 4 vehicles and garaging.

Garage 20' 0" x 11' 2" (6.10m x 3.40m)

With up and over door, light and power.

Tenure

Freehold.



Services

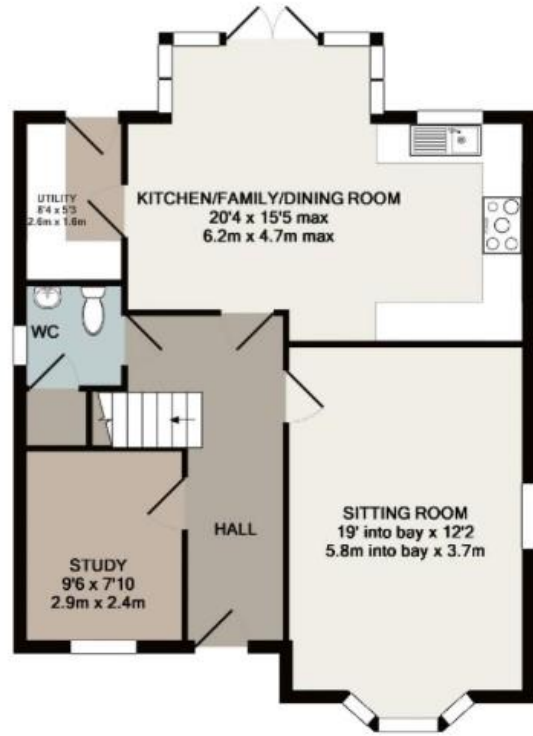
All main services are connected, electric vehicle charging point (not tested by Cheshire Lamont).

Directions

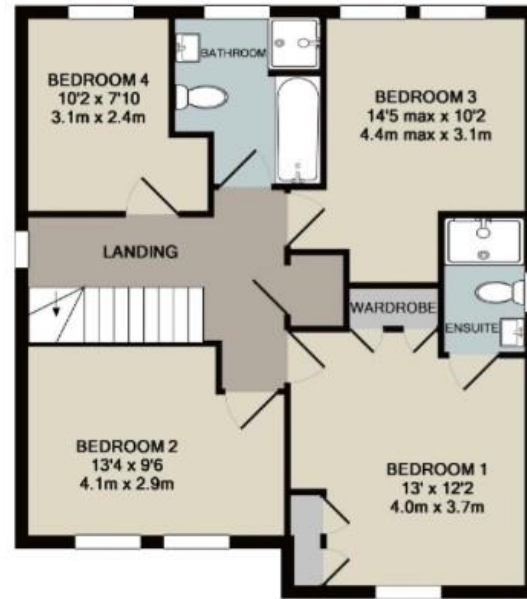
Proceed out of Nantwich along London Road over the level crossing and at the first set of traffic lights turn right. After a further 300 yards at the next set of traffic lights turn left onto the A51 London Road towards Bridgemere and after approximately 100 yards turn right onto the Stapeley Gardens Estate on Winterberry Way. Take the second right turning onto Foxtail Road and right onto White Iris Place where the property is located within the cul-de-sac on the right hand side overlooking the trees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ.FT.
(70.5 SQ.M.)

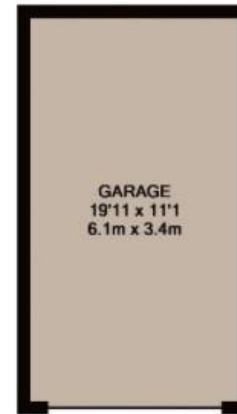


1ST FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (157.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARAGE
APPROX. FLOOR



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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