



5 Fields View Close, Wybunbury CW5 7SD

**CHESHIRE
LAMONT**

A well appointed and presented modern four bedroom detached family home situated within a delightful tranquil cul-de-sac position overlooking open fields to the rear within the highly sought after village of Wybunbury benefiting from attractive South facing rear gardens, double width driveway and garaging facilities. Viewing highly recommended.

- A well appointed modern four bedroom detached family home
- Situated in a superb cul-de-sac position within the highly regarded village of Wybunbury
- Bordering lovely open fields to the rear
- Reception hall, lounge, dining room and conservatory/garden room
- Dining kitchen, utility room and cloakroom
- Master bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Attractive South facing rear garden, double width driveway and integral garage

Agents Remarks

Wybunbury is a delightful village offering all the requisites of village life with a post office/shop, three well regarded public houses/restaurants, church and junior schooling. The village is famed for its leaning tower and annual fig pie rolling competition.

Property Details

A double width entrance drive stands to the front of the property and leads through attractive front gardens bordered by high fencing and mature hedging to an integral single garage. A raised tiled recessed step stands beneath a tiled pitched porch with a high quality double glazed door allowing access to:

Reception Hall

With a spindle staircase ascending to first floor, under stairs cupboard, radiator, Oak plank effect flooring and a panel door leads to:

Lounge 13' 10" max x 10' 6" (4.21m max x 3.20m)

An attractively appointed reception room with a uPVC double glazed bay window to front elevation, radiator, Adams style fireplace within surround incorporating a living flame fire, coved ceiling and glazed double doors lead to:

Dining Room 10' 0" x 8' 5" (3.05m x 2.57m)

With radiator, coved ceiling and sliding aluminium framed double glazed doors lead to:



Conservatory/Garden Room 9' 6" x 8' 9" (2.90m x 2.66m)

Superbly appointed enjoying glorious South facing aspects over open undulating Cheshire countryside and over the rear garden. With uPVC double glazed windows and uPVC double glazed doors.

From the Dining Room a panel door leads to:

Dining Kitchen 10' 0" x 11' 9" max (3.05m x 3.59m max)

Fitted with a superb range of base and wall mounted units comprising cupboards and drawers, built-in electric oven, four ring gas hob with filter canopy over, single drainer one and a half bowl sink unit with mixer tap, part tiled walls, plumbing for dishwasher, peninsular breakfast counter, uPVC double glazed window overlooking rear garden and an archway leads to:

Utility Area

With a uPVC double glazed door to outside, base unit, plumbing for washing machine, uPVC double glazed window, radiator and a panel door leads to:

Cloakroom

With corner fitted wash basin, WC, uPVC double glazed window and radiator.

From the Utility Area a panel door leads to:

Garage 16' 11" x 9' 1" (5.15m x 2.77m)

With an up and over door, light, power, wall mounted Worcester gas fired central heating boiler and vent for tumble drier.

First Floor Landing

With hinged access to loft, radiator, panel door to airing cupboard incorporating a lagged cylinder and shelving and a panel door leads to:

Master Bedroom 16' 2" max x 9' 2" (4.94m max x 2.79m)

With a uPVC double glazed window to front elevation, radiator, recessed niche, mirror-fronted built-in wardrobe and a panel door leads to:

En-Suite Shower Room 6' 2" max x 9' 1" (1.88m max x 2.77m)

With a large walk-in shower cubicle, WC, pedestal wash basin, high quality plank effect flooring, part tiled walls and uPVC double glazed window.

Bedroom Two 14' 2" max x 10' 1" max (4.32m max x 3.08m max)

With a uPVC double glazed window to front elevation, mirror-fronted built-in wardrobe and radiator.



Bedroom Three 12' 1" max x 9' 1" (3.68m max x 2.78m)

With a uPVC double glazed window to rear elevation enjoying lovely aspects over open fields, mirror-fronted built-in wardrobe and radiator.

Bedroom Four 9' 2" x 7' 1" (2.79m x 2.15m)

With a uPVC double glazed window to front elevation, panel door to over stairs cupboard and radiator.

Bathroom 6' 2" x 7' 1" (1.88m x 2.15m)

With a panel bath, pedestal wash basin, WC, radiator, part tiled walls, tiled flooring and uPVC double glazed window.

Externally

The property stands in a superb position within the cul-de-sac with delightful rear gardens enjoying wonderful open aspects over open fields and bordering the village park. The South facing rear garden benefits from a raised lawn area, gravel seating areas and well stocked flower beds and borders.

Tenure

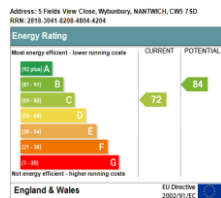
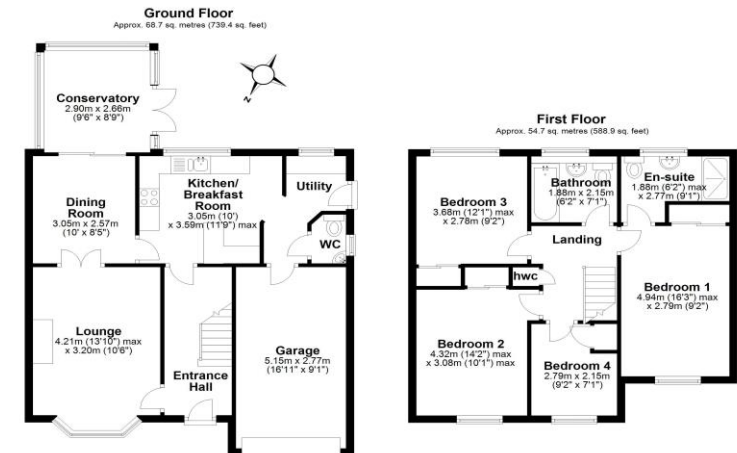
Freehold.

Services

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

Directions

From Nantwich proceed to the A500 and turn right onto Newcastle Road and continue towards Hough. Turn right at Shavington traffic lights and proceed along Stock Lane for approximately a mile and a half. Proceed into Wybunbury and turn right onto Church Way. Turn left at the bend into Fields View Close and the property is at the end 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.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441