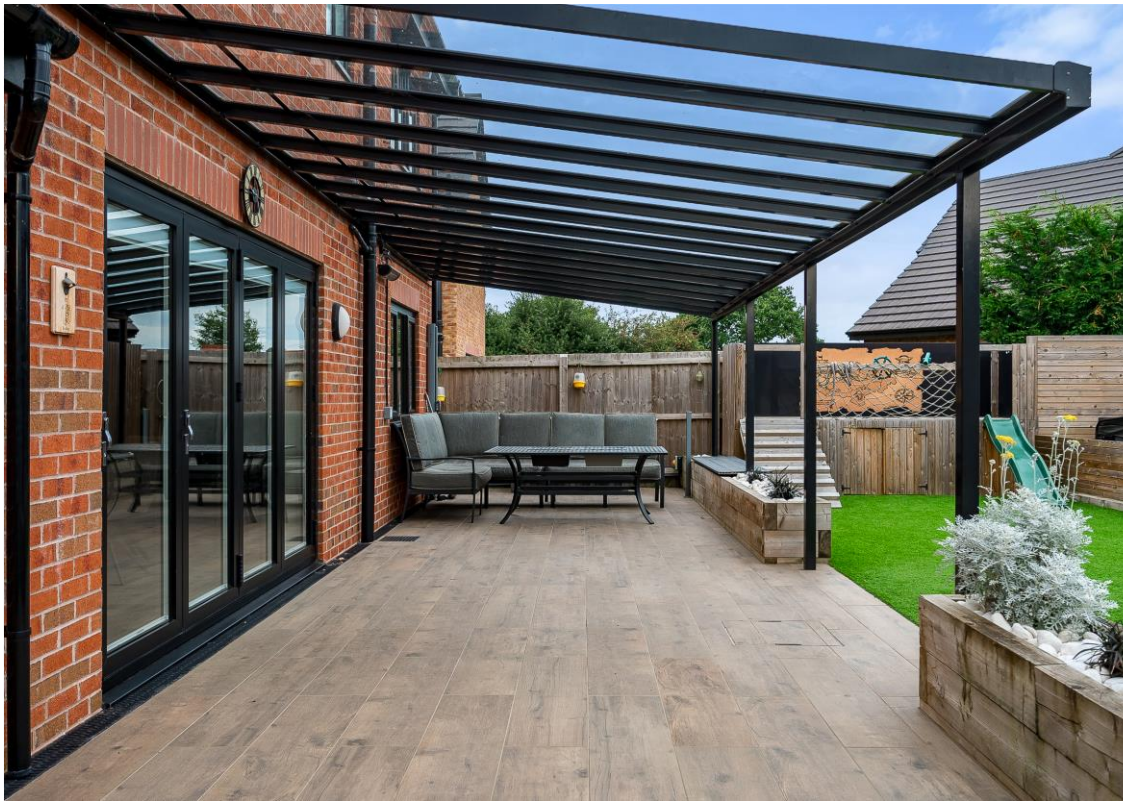




20 Glover Drive, Cheerbrook Gardens, Willaston CW5 7TL





A most impressive and enhanced superior spacious four bedroom modern detached family home in a fine position with semi-rural aspects with landscaped gardens and large patio veranda affording superb accommodation and features in a sought after location. Viewing highly recommended.

- A superbly appointed and enhanced detached family home
- In a sought after tranquil position with attractive semi-rural aspects
- Large landscaped gardens and extensive patio veranda area
- Spacious ground floor reception accommodation
- Extensive living family dining kitchen, lounge with bay and separate playroom
- Laundry room, cloakroom and attractive hallway
- Master bedroom with dressing room and en-suite shower room
- Bedroom two with en-suite shower room, two further double bedrooms and family bathroom
- Nearby to local facilities and to historic Nantwich
- A most impressive property with improved accommodation to 2000 sqft

Agents Remarks

This most attractive and well designed modern detached family house was built to a high specification in recent years by Wain Homes and stands in a sought after corner position upon popular Cheerbrooks Gardens in a superb location within Willaston. The Village benefits from a range of facilities and services for day to day requirements and is just a short distance from historic Nantwich. 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 double width entrance drive provides parking to the front of the property and a paved path leads through front gardens to a covered porch with a high quality composite door allowing access to:

Reception Hall

With mat recess, radiator, attractive tiled plank flooring, spindle staircase ascending to first floor, under stairs cupboard and a panel door leads to:

Cloakroom

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

From the Reception Hall a panel door leads to:

Large Open Plan Living Family Dining Kitchen 38' 4" x 12' 6" (11.69m x 3.81m)

Living/Dining Area

With full width and height media wall incorporating rebated shelving, niches with cupboards beneath, fireplace with TV recess behind, tiled plank flooring and four panel bi-folding doors to covered veranda and attractive rear garden.

Kitchen Area

Superbly appointed with a range of high quality base and wall mounted units, attractive quartz working surfaces, built-in AEG double electric oven, five ring gas hob with filter canopy over, complimentary upstands, integrated dishwasher, integrated fridge and freezer, pantry cupboard, underslung single drainer sink unit with mixer tap, plumbing for washing machine, tiled plank flooring, recessed ceiling lighting and uPVC double glazed window enjoying lovely aspects over rear garden.

From the Living/Dining Area a panel door leads to:

Playroom/Study 16' 2" x 9' 11" (4.94m x 3.03m)

With a uPVC double glazed window to front elevation, radiator, attractive herringbone vinyl plank effect flooring, fitted cupboards incorporating shelving and a panel door leads to:



Utility Room 9' 3" x 7' 11" (2.83m x 2.41m)

With a wall mounted gas fired central heating boiler, vent for tumble drier, herringbone vinyl flooring, uPVC composite door to outside and fitted tall cupboard incorporating shelving.

From the Reception Hall a panel door leads to:

Lounge 17' 3" x 11' 10" (5.27m x 3.60m)

With a uPVC double glazed box bay window to front elevation providing attractive semi-aspects over open countryside incorporating fitted plantation shutters and radiator.

First Floor Landing

With a uPVC double glazed window to front elevation incorporating fitted plantation shutter, radiator, access to loft and a panel door leads to:

Master Bedroom 11' 10" x 12' 6" (3.60m x 3.81m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutter enjoying views over open fields, radiator and open access to:

Dressing Area 5' 9" x 4' 7" (1.75m x 1.39m)

With full height fitted wardrobes incorporating railing and shelving, radiator and a panel door leads to:

En-Suite Shower Room 7' 9" x 5' 2" (2.37m x 1.58m)

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

Bedroom Two 11' 11" x 10' 1" (3.62m x 3.08m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutter, fitted wardrobes, radiator and a panel door leads to:

En-Suite Shower Room 7' 5" x 3' 11" (2.27m x 1.19m)

With a walk-in shower cubicle, pedestal wash basin, WC, radiator, half tiled walls and tiled flooring.

Bedroom Three 11' 7" x 9' 8" (3.53m x 2.94m)

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

Bedroom Four 11' 3" x 10' 2" (3.43m x 3.09m)

With a uPVC double glazed window to rear elevation, door to airing cupboard and radiator.

Bathroom 8' 10" x 6' 4" (2.68m x 1.93m)

With a corner fitted shower cubicle, panelled bath, vanity wash basin with cupboards beneath, WC, tiled flooring, uPVC double glazed window, part tiled walls and chrome towel radiator.



Externally

The rear gardens enjoy afternoon and evening sunshine and benefit from a substantial full width plank tiled patio beneath a clear glazed aluminium veranda, sleeper retained borders, artificial lawned area, further sheltered patio and a hot tub area.

Garage Store 8' 1" x 7' 3" (2.47m x 2.20m)

With up and over door, light, power and EV charging point.

Tenure

Freehold, subject to a small annual maintenance fee for communal areas.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich follow the A51 along London Road to the roundabout at the A500 and take the 2nd exit onto Cheerbrook Road. Continue along Cheerbrook Road and turn left into Cheerbrook Gardens. Turn left into Pace Avenue and left again into Glover Drive where the property is situated on the right hand side.



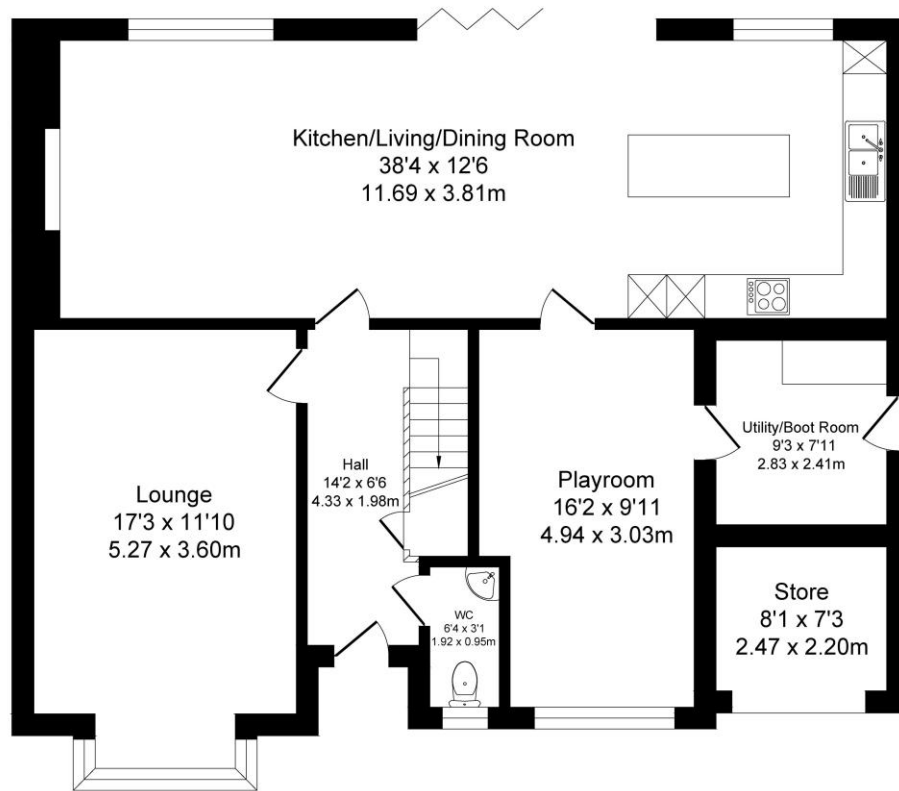
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Glover Drive

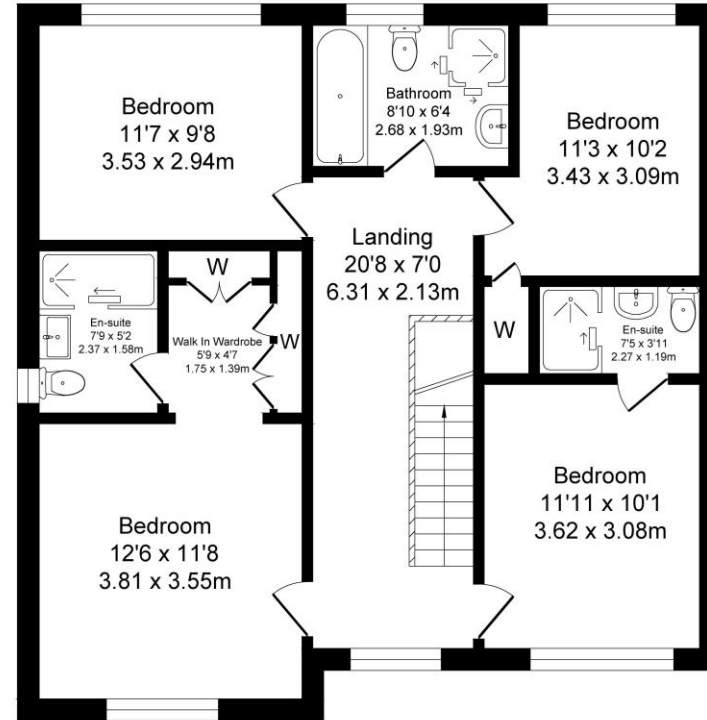
Total Approx. Floor Area 2010 Sq.ft. (186.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1152 Sq.Ft (107.0 Sq.M.)



First Floor

Approx. Floor Area 858 Sq.Ft (79.7 Sq.M.)





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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