



15 Imperial Court, Nantwich CW5 5GN



A superbly presented and appointed spacious four bedroom townhouse providing delightful accommodation arrayed over three floors with high quality fixtures and fittings throughout benefiting from a double width driveway, integral single garage and an attractive landscaped garden. Viewing highly recommended.

- A superbly presented and appointed three storey townhouse
- Providing spacious accommodation arrayed over three floors
- Situated in a highly regarded development close to the historic town centre
- With double width driveway, integral garage and attractive landscaped rear garden
- Reception hall, two substantial storage cupboards and cloakroom
- Modern fully appointed dining kitchen with island and superb spacious superior garden room
- Spacious first floor landing, lounge, double bedroom and family bathroom
- Master bedroom, further double bedroom, single bedroom/study and further family bathroom
- Viewing highly recommended

#### Agents Remarks

This most impressive spacious three storey townhouse was constructed in recent years and stands in a fine position only a short walking distance from Nantwich town centre. The house affords stylish well appointed accommodation with a range of attractive features. 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 block paved driveway stands to the front of the property and leads to a integral single garage and to a covered canopy porch with a uPVC double glazed composite door allowing access to:

### Reception Hall

A delightful entrance to the property with porcelain tiled flooring throughout, staircase ascending to first floor landing, intruder alarm, radiator, panel door to deep under stairs cupboard incorporating shelving, panel door to further deep cupboard incorporating shelving and space for washer/drier and a further panel door leads to:

### Integral Single Garage 16' 11" x 7' 10" (5.15m x 2.40m)

With an up and over door, light and power.

From the Reception Hall a panel door leads to:

### Cloakroom

With WC, pedestal wash basin, porcelain flooring, radiator, extractor fan and recess ceiling lighting.

From the Reception Hall a panel door leads to:

### Dining Kitchen 14' 3" x 8' 2" (4.35m x 2.49m)

With a range of gloss fronted base and wall mounted units, built-in electric oven, four ring gas hob with chimney filter canopy over, integrated fridge and freezer, integrated dishwasher, freestanding island incorporating cupboards and drawers beneath, single drainer one and a half bowl sink unit with mixer tap, wall mounted cupboard incorporating Vaillant gas fired central heating boiler, display shelving, recessed ceiling lighting, porcelain tiled flooring, extractor fan, radiator, space for dining table and open access leads to:

### Superior Garden Room 10' 0" x 12' 0" (3.05m x 3.65m)

A superb high quality "Clearview" garden room with a fully glazed lantern roof, uPVC double glazed windows, uPVC double glazed French doors to private rear garden, porcelain tiled flooring and recessed ceiling lighting.

### First Floor Galleried Landing

A deceptively spacious landing with space for home office area, radiator and a panel door leads to:

### Lounge 14' 3" x 11' 8" (4.35m x 3.55m)

A light and airy room with uPVC double glazed windows to rear elevation and radiator.

### Bedroom Two 11' 1" x 7' 10" (3.38m x 2.40m)

With a uPVC double glazed window to front elevation, radiator and range of fitted wardrobes.



### First Floor Bathroom 7' 10" x 5' 7" (2.40m x 1.70m)

With a panelled bath incorporating shower over, WC, pedestal wash basin, part tiled walls, recessed ceiling lighting, radiator and extractor fan.

### Second Floor Galleried Landing

With radiator and a panel door leads to:

### Master Bedroom 14' 3" x 11' 11" (4.35m x 3.63m)

With a uPVC double glazed window to rear elevation, range of fitted wardrobes and radiator.

### Second Floor Bathroom 7' 10" x 5' 7" (2.40m x 1.70m)

With panelled bath incorporating electric shower over, WC, pedestal wash basin, part tiled walls, recessed ceiling lighting, radiator and extractor fan.

### Bedroom Three 11' 1" x 7' 10" (3.38m x 2.40m)

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

### Bedroom Four/Study 7' 0" x 6' 2" (2.13m x 1.88m)

With a uPVC double glazed window to front elevation, radiator and over-stairs cupboard with shelving.

### Externally

A block paved driveway to the front provides parking facilities and leads to an integral single garage. The landscaped rear garden is contained within wooden panel fencing with a circular feature lawn area, slate borders incorporating plants and shrubs and a gate allows access to a further paved area providing space for storage/bins with a shared path that leads round to the front of the property.

### Tenure - Freehold

### Services

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

### Directions

From our Nantwich office turn left along Millstone Lane at Churches Mansions and continue for approximately 300 yards. Turn right into Imperial Court, continue to the end of the road and turn right where the property is situated on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
A	(92+)		
B	(81-91)	83	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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