



10 Farndale Close, Wistaston CW2 6SE

CHESHIRE
LAMONT



A superbly situated and significantly enhanced, fully appointed bow fronted modern four bedroom detached family home in a fine location providing excellent well arrayed accommodation with a wide range of attractive features, extended detached garage and garden cabin. Viewing highly recommended.

- A superbly appointed and extended bow fronted detached family home
- Situated in a fine position within a highly regarded location
- Providing spacious well arrayed accommodation throughout
- Benefiting from attractive landscaped gardens, driveway providing excellent parking facilities and extended detached garage
- Entrance porch, reception hall and cloakroom
- Large lounge and extended modern open plan dining kitchen with dining room area
- Delightful garden room overlooking gardens and home office/study
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Nearby to highly regarded junior and senior schooling and to local amenities
- Viewing highly recommended

Agents Remarks

Wistaston is very highly regarded for its proximity to junior schooling at Berkeley Academy and to Shavington High School. The local Spar post office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic Nantwich.

Property Details

A block laid driveway stands to the front of the property providing excellent parking and leads to the side of the house to a detached garage. The driveway continues to a sectional glazed diamond leaded uPVC double glazed door within diamond leaded side panels allowing access to:



Enclosed Entrance Porch

With an exposed pine door to deep storage cupboard, uPVC double glazed door with uPVC double glazed panel leading to:

Reception Hall

A glorious entrance to the property with a spindle staircase ascending to first floor, under stairs area, radiator and a door leads to:

Cloakroom

With a corner fitted wall mounted wash basin, WC, part tiled walls and extractor fan.

From the Reception Hall a door leads to:

Open Plan Lounge 24' 1" x 11' 1" (7.35m x 3.38m)

A superb open reception room with aspects to the front and rear elevations, uPVC double glazed bow window to front elevation, radiator, coved ceiling, recessed fireplace with exposed brick surround upon quarry tiled hearth and mantel over incorporating a living flame effect convector electric fire and open access to:

Former Dining Room

With radiator, coved ceiling, sliding door to home office/study and uPVC double glazed doors with uPVC double glazed side panels to:

Superior Garden Room 11' 5" x 9' 10" (3.48m x 3.00m)

With a professional roof, uPVC double glazed windows to three elevations, radiator and uPVC double glazed doors to extensive patio area enjoying lovely aspects over the gardens.

From the Lounge a sliding door leads to:

Home Office/Study 8' 1" x 7' 5" (2.46m x 2.25m)

Superbly appointed with a range of fitted shelving, dual desk unit, radiator, wall light points and uPVC double glazed window.

From the Reception Hall a doorway leads to:

Extended Open Plan Dining Kitchen 10' 4" x 9' 1" (3.15m x 2.78m)

Impeccably presented with a superb range of dark grey gloss fronted base and wall mounted units, attractive moulded composite working surfaces with complimentary tiled upstands, tiled flooring, kitchen range beneath filter canopy, uPVC double glazed window overlooking gardens, inset single drainer one and a half bowl sink unit with mixer tap and open access to:



Dining Room/Second Sitting Room 23' 7" x 8' 8" (7.19m x 2.65m)

With a peninsular breakfast counter, integrated fridge and freezer, uPVC double glazed door to gardens, uPVC double glazed window to side elevation, plumbing for dishwasher, plumbing for washing machine, part tiled flooring, uPVC double glazed bow window to front elevation, radiator, tall column radiator, attractive arched niche and coved ceiling.

First Floor Split Landing

Inner Landing

With access to loft incorporating retractable ladder.

Second Landing Area

With a door to deep linen cupboard incorporating shelving.

Master Bedroom 10' 7" x 14' 10" max (3.23m x 4.52m max)

Superbly appointed with delightful aspects over the rear gardens via two uPVC double glazed windows, radiator, excellent range of full height pine fronted fitted wardrobes incorporating railing and drawers and secret doors lead to:

En-Suite Shower Room

With large walk-in shower cubicle, vanity wash basin with cupboards beneath, WC, uPVC double glazed window, recessed ceiling lighting and chrome towel rail.

Bedroom Four 10' 7" max x 8' 10" (3.22m max x 2.70m)

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

Bathroom 7' 5" x 5' 9" (2.25m x 1.75m)

With a panelled bath incorporating folding screen door and rain shower over, part tiled walls, coved ceiling, uPVC double glazed window, ceramic bowl sink with drawer and cupboard beneath, WC and coved ceiling.

Bedroom Three 10' 0" x 11' 1" (3.05m x 3.38m)

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

Bedroom Two 13' 9" max x 11' 1" (4.20m max x 3.38m)

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

Externally

The property benefits from delightful aspects and borders Wistaston Brook. The gardens are beautifully appointed with an extensive slate stone patio area and paths and a lawned garden with stepping stones,



ornamental bridge, further slate stone sheltered patio and the slate stone path leads to a substantial timber built garden cabin. To the rear of the cabin stands a lean-to aluminium greenhouse and a doorway leads to a garden tool storage shed.

Garden Cabin

A versatile space with pine cladding, light, power and a pine bay window overlooking the gardens.

Detached Garage

A superb detached garage stands to the side of the property and benefits from an electrically operated roller door to front, inspection pit, light, power and an extension area to the side providing a very useful craft workshop with a cast iron log burning stove.

Tenure

Freehold.

Services

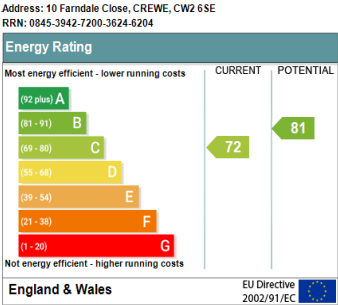
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

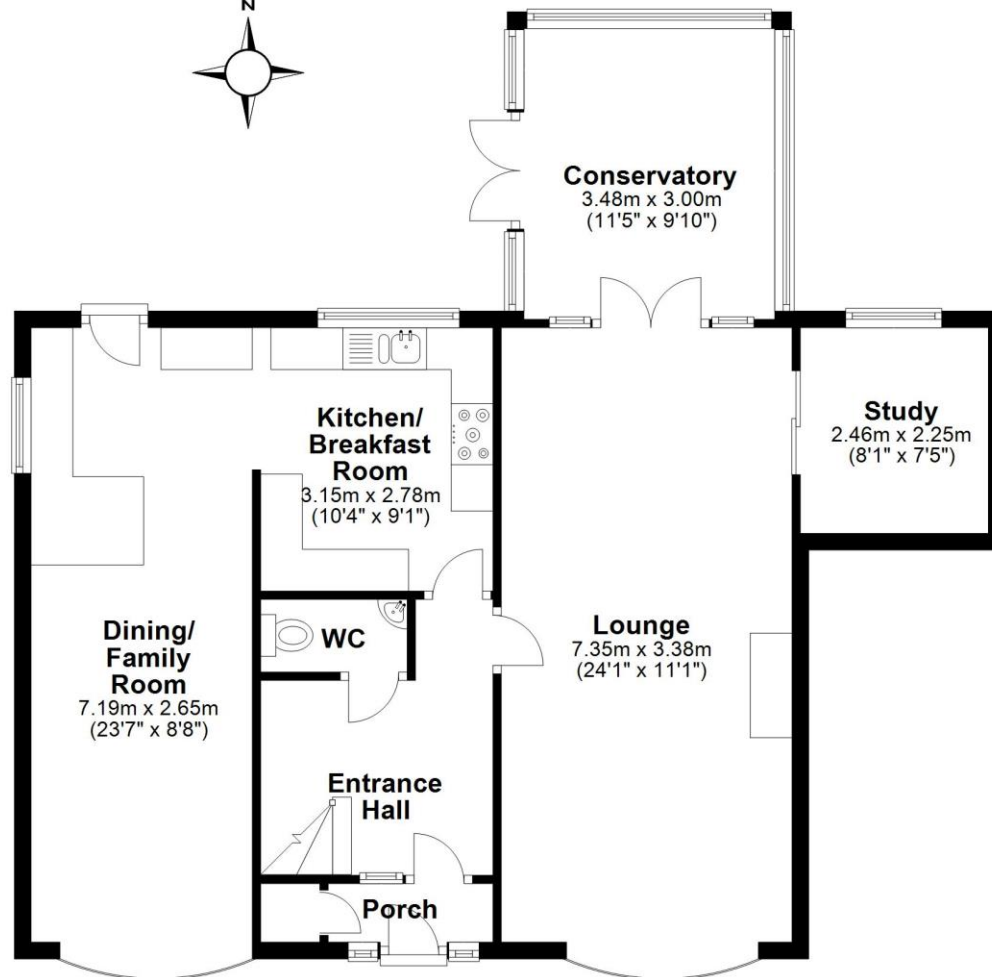
Directions

From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right along Rope Lane. Turn left into Bankfield Avenue and at the end turn right onto Rope Bank Avenue. Turn right onto Laidon Avenue and second right onto Farndale Close where the property is located on the right hand side.



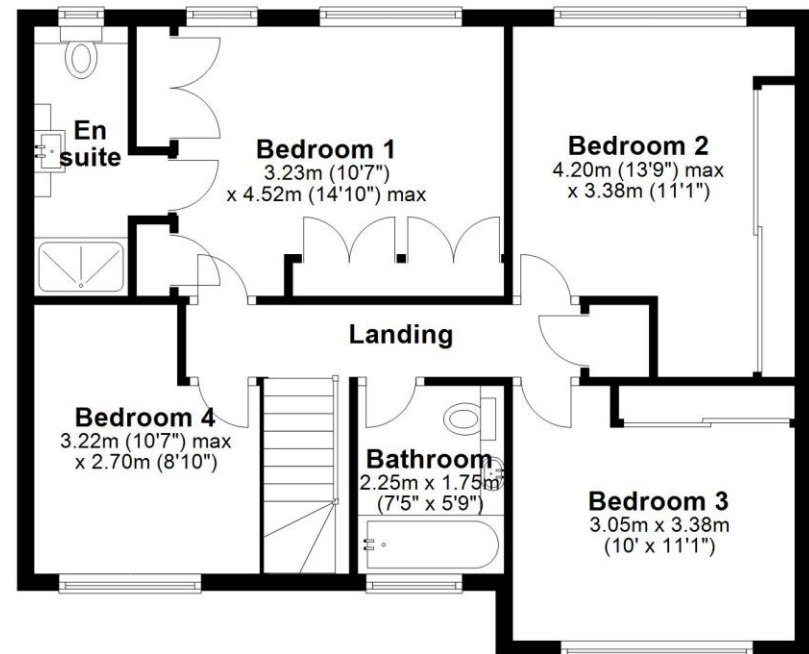
Ground Floor

Approx. 83.3 sq. metres (896.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.2 sq. feet)





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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