



63 Coppice Road, Willaston CW5 6QD





A superbly situated and most spacious individual four bedroom detached house affording versatile accommodation to 2700 sqft standing in a fine position in private gardens to over 1/4 of an acre affording superbly appointed accommodation. Extensive parking, double detached garage and carport. Viewing highly recommended.

- A highly individual and very spacious detached residence
- Standing in private tree-lined gardens to over 1/4 of an acre
- Affording well arrayed accommodation over both floors to 2700 sqft
- In a prime location nearby to Willaston village and historic Nantwich
- Tree-lined approach and extensive car parking with double detached garage and adjoining carport
- Exceptionally spacious lounge with triple aspects, dining room, study and conservatory
- Extensive breakfast kitchen, utility room and cloakroom
- Ground floor bedroom with en-suite, spacious reception hall
- Two first floor double bedrooms with en-suites, further bedroom, bathroom and large storage room
- Viewing highly recommended

Agents Remarks

This superb spacious property stands on the edge of Willaston village which provides junior schooling, shops and facilities that provide for day to day requirements and is only a short distance away 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

The property enjoys a delightful approach through a tree-line driveway which leads to a large private drive area bordered by high neat conifer hedging and mature trees in the periphery. The drive provides extensive parking facilities and leads to a substantial detached double garage with an adjoining double carport. A path leads from the front to a private garden area and to:

Extended Brick Pillared Porch

With a raised quarry tiled step, uPVC double glazed diamond leaded windows to either side, courtesy light and a uPVC double glazed door with uPVC double glazed side panels allows access to:

Reception Hall

A superb entrance to the property with a staircase ascending to first floor, radiator, coved ceiling and a panel door leads to:

Cloakroom

With WC, vanity wash basin incorporating cupboards beneath, tiled floor, half tiled walls and uPVC double glazed window.

From the Reception Hall a panel door leads to:

Lounge 27' 4" x 17' 0" (8.33m x 5.19m)

A lovely spacious reception room with delightful aspects to three elevations with uPVC double glazed patio doors to front and rear elevations, central fireplace incorporating living flame gas fire inset within attractive surround, uPVC double glazed window to side elevation, two radiators, coved ceiling and an archway leads to:

Dining Room 9' 8" x 11' 4" (2.94m x 3.46m)

With Oak floor, radiator, uPVC double glazed window, coved ceiling and a sectional glazed door leads to Kitchen.

From the Reception Hall a panel door leads to:

Breakfast Kitchen 9' 8" x 18' 7" (2.94m x 5.66m)

Superbly appointed with a full range of high quality shaker style base and wall mounted units, quartz working surfaces, breakfast counter, five ring gas hob with filter canopy over, underslung single drainer sink with mixer tap, integrated dishwasher, built-in NEFF electric oven, built-in NEFF microwave, tiled floor, recessed ceiling lighting, radiator, part tiled walls, uPVC double glazed window overlooking rear gardens and an archway leads to:



Utility Room 11' 4" x 7' 5" (3.46m x 2.26m)

With base units incorporating cupboards and drawers, single drainer sink unit with mixer tap, plumbing for washing machine, radiator, wall mounted cupboard incorporating a Worcester gas fired central heating boiler, tiled floor, part tiled walls, uPVC double glazed windows to side and rear elevations and a sectional glazed door leads to:

Conservatory/Garden Room 12' 2" x 8' 0" (3.71m x 2.45m)

Providing beautiful aspects over the South West facing gardens via full height uPVC double glazed windows, clear glazed roof, uPVC double glazed sliding doors, further uPVC double glazed door, Oak floor and radiator.

From the Reception Hall a panel door leads to:

Bedroom Four 13' 6" max x 14' 11" (4.11m max x 4.55m)

With uPVC double glazed window to side elevation, radiator, coved ceiling and a panel door leads to:

En-Suite Shower Room 6' 9" x 7' 5" (2.05m x 2.26m)

With a curved shower cubicle incorporating wall mounted shower system, tiled walls, WC, pedestal wash basin, radiator, tiled floor, half tiled walls and uPVC double glazed window.

From the Reception Hall a panel door leads to:

Study 10' 0" x 8' 3" (3.06m x 2.51m)

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

First Floor Landing

With access to loft, radiator and a panel door leads to:

Master Bedroom 13' 11" x 17' 0" (4.24m x 5.19m)

A spacious room with a uPVC double glazed window to front elevation providing lovely views, built in wardrobes with bedroom drawers units, radiator and a panel door leads to:

En-Suite Shower Room 7' 0" x 8' 3" (2.13m x 2.51m)

With a corner fitted shower cubicle, pedestal wash basin, WC, tiled walls, tiled floor, uPVC double glazed eaves window, radiator and recessed ceiling lighting.

Bedroom Two 13' 1" max x 17' 0" (3.99m max x 5.19m)

Superbly appointed with attractive aspects to the rear elevation overlooking attractive gardens via a uPVC double glazed window, radiator, range of bedroom furniture comprising full height wardrobes incorporating railing and shelving and drawer units and a door leads to:



En-Suite Bathroom 6' 6" x 9' 3" (1.97m x 2.82m)

With a panelled bath incorporating shower over, tiled walls, tiled floor, pedestal wash basin, WC, uPVC double glazed window and radiator.

Bedroom Three 10' 5" max x 10' 9" (3.17m max x 3.27m)

With a uPVC double glazed window to front elevation, radiator and a door leads to a large walk-in loft storage room with light, power and superb storage provision.

Bathroom 6' 6" x 5' 10" (1.97m x 1.79m)

With a panelled bath within tiled surround incorporating shower attachment, tiled walls, tiled floor, pedestal wash basin, WC, uPVC double glazed window, radiator and a door leads to a large walk-in linen and storage cupboard.

Externally

The property stands in a delightful private position and is approached over a tree-lined driveway which leads to extensive parking facilities and to a double detached garage with adjoining carport. The house benefits from gardens to the front, side and rear. The rear gardens have an extensive patio area and large lawned area bordered by high fencing and mature trees.

Tenure

Freehold.

Services

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

Viewings

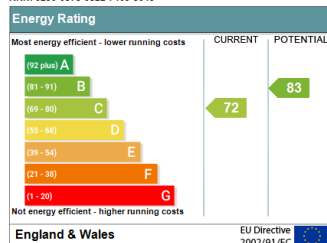
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Crewe Road towards Wistaston and turn right into Coppice Road and the property is located off the shared private drive on the right hand side.

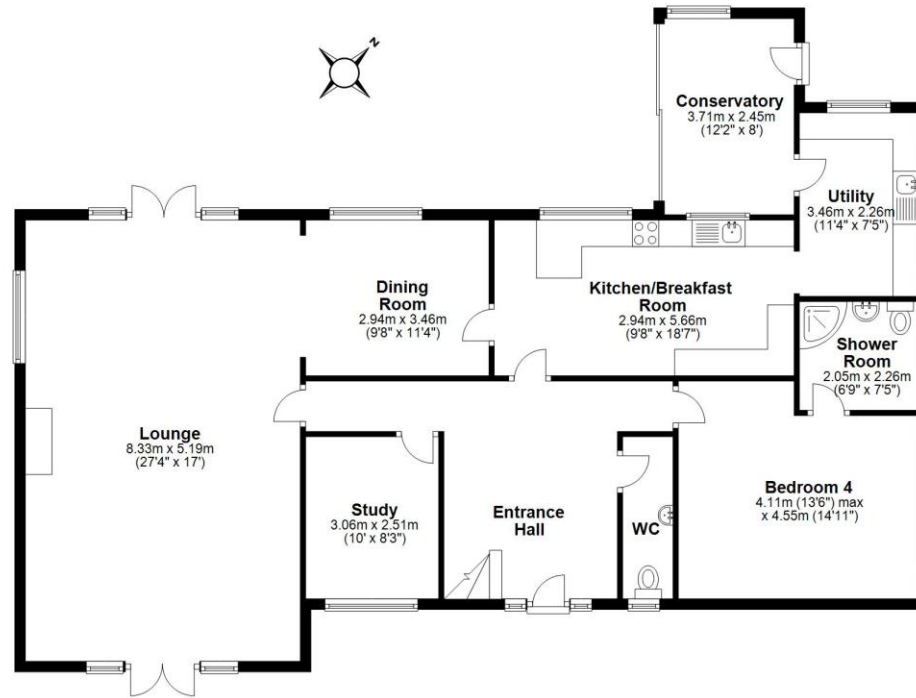


Address: 63 Coppice Road, Wistaston, NANTWICH, CWS 6GD
RRN: 6290-0575-0822-7409-3043



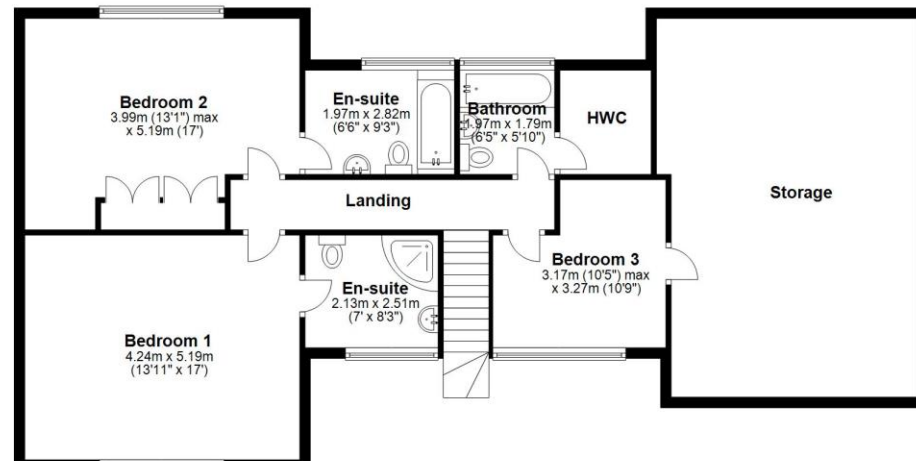
Ground Floor

Approx. 140.9 sq. metres (1516.2 sq. feet)



First Floor

Approx. 111.2 sq. metres (1197.5 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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