



16 Mount Drive, Nantwich CW5 6JF

CHESHIRE
LAMONT



A simply outstanding extended three bedroom bow fronted detached period house affording impeccable design and style throughout, situated upon a large corner position in a highly sought after location nearby to the town centre and benefiting from a driveway providing parking facilities, detached garage and delightful enclosed rear garden. NO CHAIN for early completion. Viewing highly recommended.

- A simply stunning three bedroom bow fronted detached period house
- Standing in a generous corner plot upon Mount Drive
- Providing impeccable accommodation of exceptional style, character and appeal
- Situated in a highly sought after area close to the historic town centre
- Benefiting from double width driveway, detached garage and enclosed rear garden
- Reception hall, cloakroom and delightful bow fronted lounge
- Stunning open plan living family dining kitchen with bi-folding doors to garden
- Two first floor double bedrooms, dingle bedroom and contemporary bathroom with separate shower
- Viewing highly recommended
- NO CHAIN

Agents Remarks

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 brick pillared entrance way allows access to a double width brick edged gravel driveway with a landscaped area and a paved area leads to a quarry tiled step ascending to:

Arched Entrance Porch

With courtesy lights, quarry tiled floor and a period door with leaded and stained glass windows to either side and above allows access to:

Reception Hall

A lovely entrance to the property with herringbone wood block floor, returned staircase ascending to first floor, radiator within panel, coved ceiling, under stairs storage cupboard and a panel door leads to:

Lounge 12' 4" x 12' 10" (3.75m x 3.91m)

With a uPVC double glazed bow window to front elevation incorporating fitted blinds, radiator, coved ceiling, uPVC double glazed window to side elevation and a pseudo fireplace with granite surround upon granite hearth.

From the Reception Hall a panel door leads to:

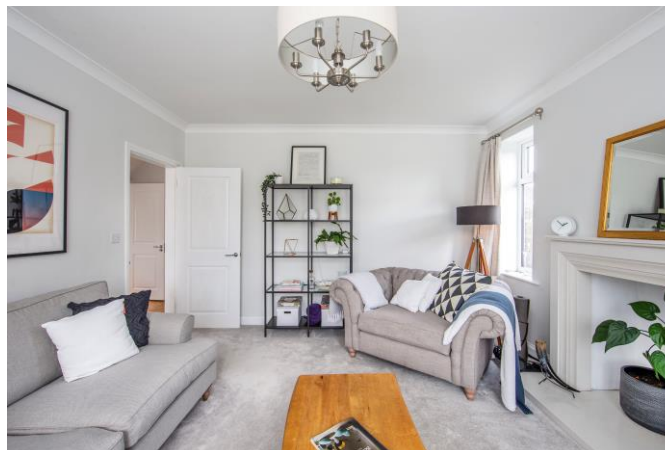
Under Stairs Cloakroom

With a vanity wash basin incorporating cupboard beneath, WC, uPVC double glazed window, tiled floor and sensory recessed ceiling light.

From the Reception Hall a panel door leads to:

Stunning Open Plan Living Family Dining Kitchen 22' 5" max x 23' 3" max (6.84m max x 7.09m max)

An outstanding partially vaulted open plan space enjoying lovely aspects over the rear garden via full width uPVC double glazed bi-folding doors incorporating fitted blinds.



Kitchen Area

With a stunning range of high quality shaker style base and wall mounted units, large granite topped dining island incorporating cupboards, drawers and wine cooler beneath, pull-out pantry drawer, integrated slimline dishwasher, integrated washer dryer, niche for American style fridge freezer, deep Belfast sink with mixer tap, Rangemaster with five ring gas hob and extractor over, uPVC double glazed window to side elevation, two Velux windows, recessed ceiling lighting, tiled floor and part coved ceiling.

Dining Area

With Velux window, tiled floor and recessed ceiling lighting.

Living Area

With herringbone wood block floor, pseudo fireplace with Oak mantel over and granite hearth, uPVC double glazed window to side elevation, central heating control, radiator and coved ceiling.

First Floor Galleried Landing

With a leaded and stained glass window to side elevation, cove ceiling, access to loft space and a panel door leads to:

Contemporary Bathroom 9' 10" x 8' 9" (2.99m x 2.66m)

With a contemporary freestanding roll-top bath incorporating shower tap, WC, large vanity wash basin with drawers beneath, walk-in tiled shower area with ceiling mounted rain shower over and wall mounted additional shower attachment, tiled floor, uPVC double glazed window to side elevation, antique style column towel radiator, coved ceiling and extractor fan.

Master Bedroom 12' 4" x 12' 10" (3.75m x 3.91m)

With a uPVC double glazed bow window to front elevation incorporating fitted blinds, radiator and coved ceiling.

Bedroom Two 13' 10" x 11' 10" (4.22m x 3.60m)

With a uPVC double glazed window to rear elevation incorporating fitted blind, range of wardrobes incorporating railing and drawers, radiator and coved ceiling.



Bedroom Three 8' 0" x 7' 10" (2.44m x 2.38m)

With a uPVC double glazed bay window to front elevation incorporating fitted blinds and window seat, fitted desk area, fitted shelving, radiator and coved ceiling.

Externally

A double width gravel driveway stands to the front of the property with a paved path leading to a gate allowing access to the rear garden. The rear garden benefits from a lawned garden area, raised planter and a superb decked area with arbour over. The garage has pedestrian access from the rear garden or vehicular access from double gates just around the corner on Hornby Drive.

Detached Garage

With double doors to front, window to side, door to rear, light and power.

Tenure

Freehold.

Services

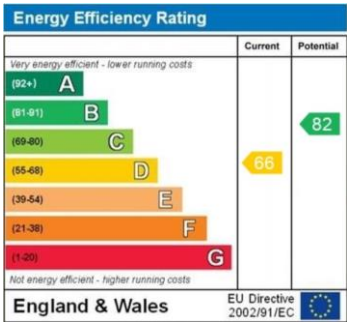
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

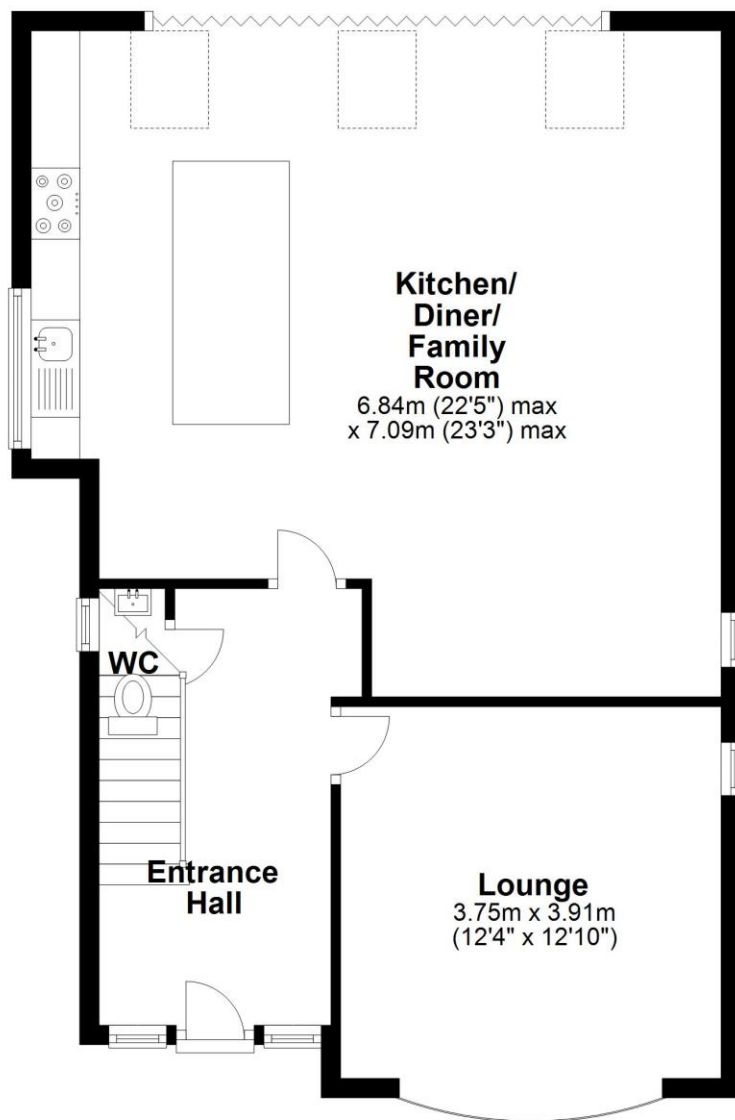
Proceed along Crewe Road out of Nantwich and turn first left onto Mount Drive. The property is on the right hand side.





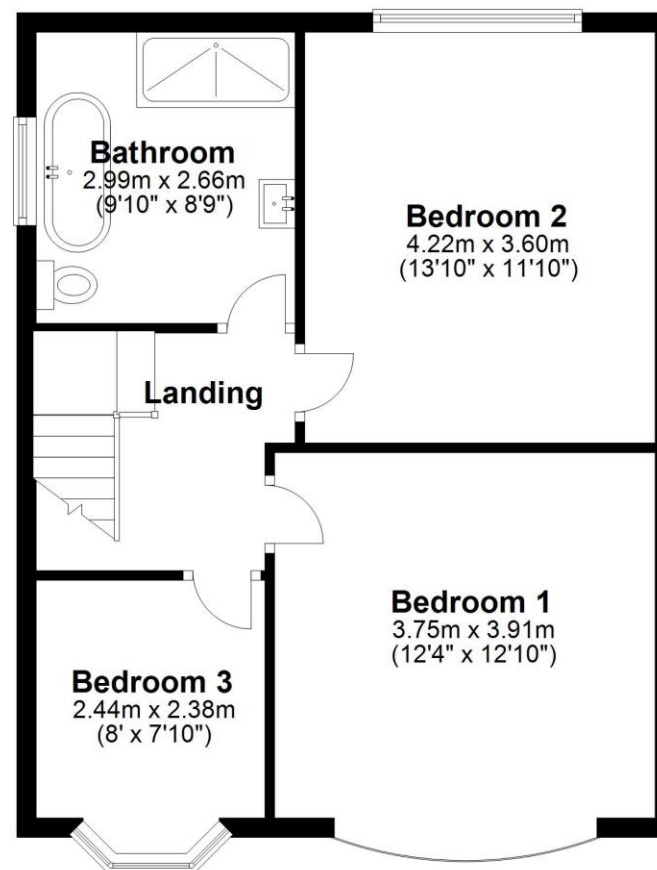
Ground Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



First Floor

Approx. 51.8 sq. metres (558.1 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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