



31 Cobbs Lane, Hough CW2 5JN



- An impeccably appointed spacious detached modern family home
- In a delightful tranquil situation with private South facing gardens
- Within a small select cul-de-sac position in a sought after village location
- Affording two superb principal bedrooms with en suites three further double bedrooms and family bathroom
- Spacious open plan lounge, fully appointed open plan living family dining kitchen with utility room and cloakroom
- Superb situation with driveway, large parking area and integral double garaging
- Walled and landscaped South facing private rear gardens
- Presented throughout to the highest of standards
- Viewing highly recommended

Agents Remarks

The village of Hough is highly regarded for its range of housing, its public house and nearby shops and services nearby to the equally highly regarded Villages of Shavington and Wybunbury. The village is well situated and surrounded by delightful countryside and close to highly regarded Junior and Senior schooling, Leisure pursuits including golf at Wychwood Park and the charming market town of Nantwich is a short distance away.

Property Details

The property benefits from a delightful corner plot in a small select Close of just three substantial executive houses within a rapidly maturing position and is approached via an entrance drive which provides superb parking facilities to the front and leads to an integral double garage. A paved path stads to the front beneath a tiled pitched porch and a sectional double glazed door with double glazed side panel leads to:

Reception Hall

With high quality Oak effect plank flooring, spindled staircase to first floor, coved ceiling, radiator, central heating thermostat, delightful views to the rear garden via the kitchen door and a panel door leads to:

Spacious Open Plan Lounge 25' 0" x 11' 8" (7.62m x 3.55m)

A delightfully appointed dual aspect reception room with a uPVC double glazed bay window to front elevation incorporating double radiator and providing fine aspects, coved ceiling, attractive marble



fireplace incorporating a chrome edged living flame gas fire, double radiator, coved ceiling, uPVC double glazed window to rear elevation providing attractive aspects over the South facing established rear garden and a panel door leads to:

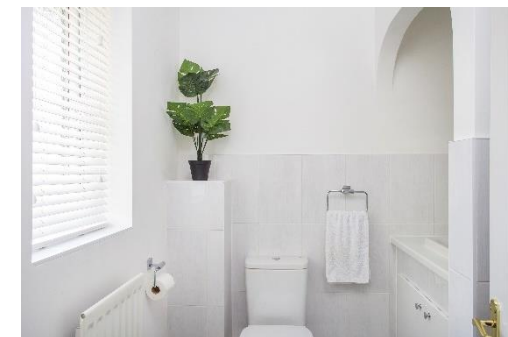
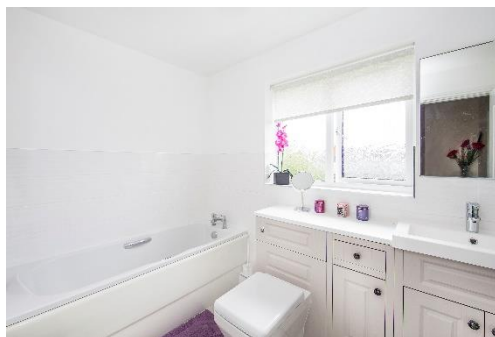
Open Plan Family Dining Kitchen 11' 8" x 17' 11" (3.56m x 5.47m)

Impeccably appointed with delightful aspects over established South facing garden via uPVC double glazed French doors. The dining area benefits from slate tiled flooring and double radiator. The kitchen is fully equipped with a superb range of Shaker style base and wall mounted units with curved wall cupboards, Siemens integrated double electric oven, Siemens four ring gas hob with black glazed splashback and beneath Siemens filter canopy, Siemens integrated dishwasher, Siemens integrated full height fridge, Siemens integrated full height freezer, inset single drainer one and a half bowl sink unit with mixer tap, attractive upstands, peninsular dining counter, uPVC double glazed window overlooking rear garden and an archway leads to:



Laundry/Utility Room 8' 6" x 4' 11" (2.58m x 1.5m)

Impeccably appointed with continuation of kitchen units, base units incorporating Franke single drainer sink unit with mixer tap, wall mounted cupboards incorporating microwave, plumbing for automatic washing machine, plumbing for dishwasher, slate tiled flooring double glazed door to rear garden, uPVC double glazed window to side elevation, radiator and a panel door leads to:



Cloakroom

With radiator, WC, wash hand basin with cupboard beneath and mixer tap, tiled flooring and expulsion fan.

First Floor Landing

A large partially galleried landing with radiator, built in airing cupboard with shelving, access to partially boarded loft via retractable ladder providing superb storage and a door leads to:

Master Bedroom 13' 0" x 14' 6" max (3.96m x 4.42m)

An outstanding principal bedroom with partially vaulted ceiling incorporating an arched fan glazed uPVC double glazed window to front elevation, superb fitted bedroom furniture comprising cupboards and drawers with bedside cabinets, over bed cupboards, dressing table and a door leads to:



En Suite Shower Room

With walk in shower cubicle incorporating tiled enclosure, vanity wash hand basin with cupboards beneath, WC, radiator, uPVC double glazed window, tiled flooring and part tiled walls.



Bedroom Two 11' 11" x 17' 8" (3.64m x 5.39m)

A superior second bedroom with uPVC double glazed box bay window to front elevation incorporating double radiator and providing pleasant aspects and a door leads to:

En Suite Shower Room (2)

With walk in tiled shower cubicle incorporating folding screen door, pedestal wash hand basin, WC, radiator and uPVC double glazed window.

Bedroom Three 12' 9" x 10' 8" max (3.88m x 3.25m)

With high quality laminate flooring, uPVC double glazed window and radiator.

Bedroom Four 11' 8" x 8' 8" (3.56m x 2.65m)

With uPVC double glazed window and radiator.

Bedroom Five 8' 1" x 8' 6" (2.47m x 2.59m)

With high quality Oak effect flooring, uPVC double glazed window and radiator.

Bathroom

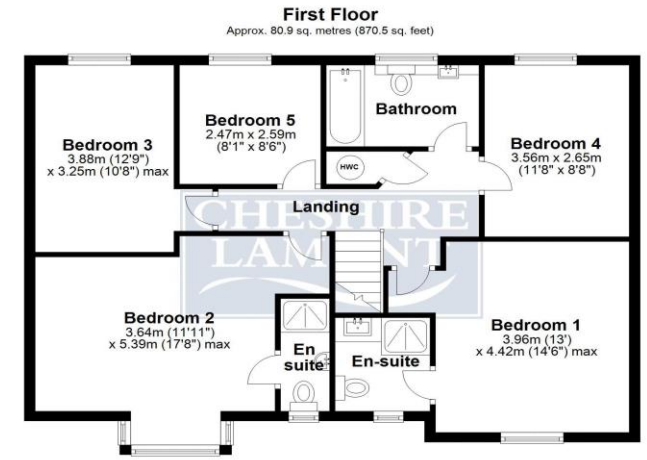
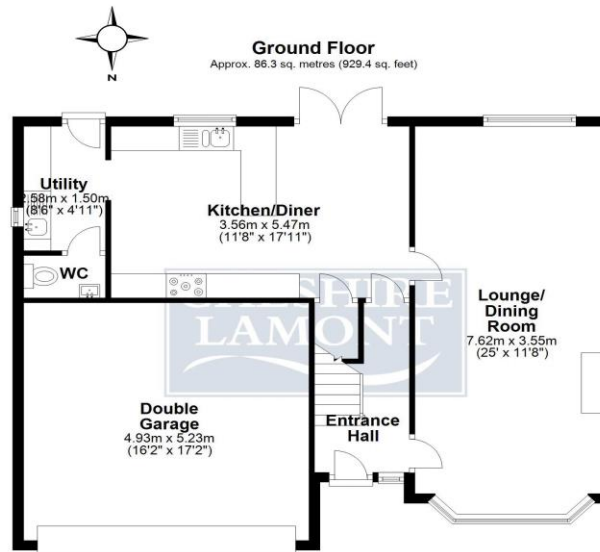
Delightfully re-appointed with a panelled bath, WC with attractive surround incorporating cupboards and drawers, vanity wash hand basin with mixer tap, radiator, uPVC double glazed window and expulsion fan.

Externally

The property enjoys a fine corner position and benefits from attractive South facing aspects to the rear with delightful surrounding established trees in the periphery. The garden benefits from seclusion and privacy from high wooden panel fencing and walling to the rear and is delightfully landscaped and stocked with an abundance of mature plants, trees and specimen shrubs within neat groomed flowerbeds and borders. A timber garden storage shed stands to the side of the property and a path to the other side of the property provides excellent access and further storage facilities.

Integral Double Garage 16' 2" x 17' 2" (4.93m x 5.23m)

With up and over door, light and power.



Floorplan is for illustrative purposes only.
Plan produced using PlanUit.

Services

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

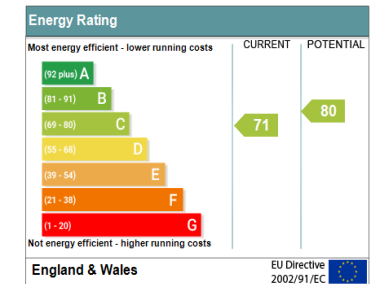
Viewings

Strictly by appointment only via Cheshire lamont Limited.

Directions

From Nantwich proceed to the roundabout at the A500 and turn right towards Wybunbury and Betley. Proceed through the Traffic lights at Shavington and continue into Hough village. After passing the White Hart pub on the right turn right in to Cobbs Lane, continue for approximately 200 yards and turn left into the small cul-de-sac where the property is situated on the right hand side.

Address: 31 Cobbs Lane, Hough, Crewe, CW2 5JN
RRN: 3339-0125-6000-0120-2236



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