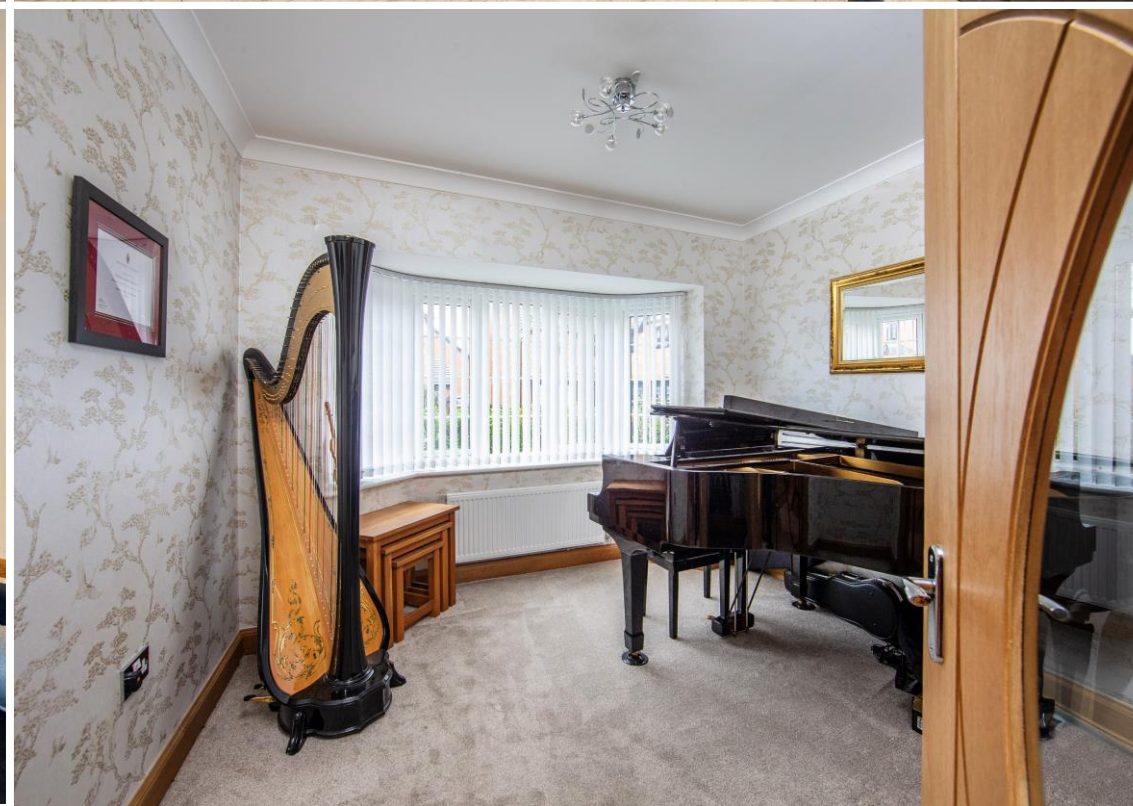




5 Illidge Close, Willaston, Nantwich CW5 7SR

CHESHIRE
LAMONT



A most impressive substantial double bay fronted house in a sought after location affording comprehensively enhanced and improved accommodation of significant style and appeal providing five double bedrooms and three bathrooms, South West facing rear garden incorporating a 20ft swim spa, electric gated driveway and double garage. NO CHAIN, early viewing recommended.

- A significant and most impressive double bay fronted detached residence
- Affording outstanding spacious accommodation of great style and appeal
- Comprehensively re-appointed and enhanced throughout to a very high standard
- Standing in a fine position within a highly regarded residential location
- Five double bedrooms, three bathrooms (2 en-suite)
- Spacious galleried hallway incorporating a stunning Oak and glazed staircase
- Fitted study/home office, lounge with granite fireplace, dining room, large open plan living family dining kitchen, utility room, cloakroom
- Fronted by ornate railings with electric gated driveway, double garage and South West facing rear gardens
- Substantial Indian stone paved terrace, 20ft resistance swim spa
- NO CHAIN, viewing highly recommended

Agents Remarks

No upward chain - Five double bedrooms - Three bathrooms - Three reception rooms - Spacious open plan living family dining kitchen - Solid oak and glazed staircase - Solid oak architraves - Solid oak doors - Fitted blinds throughout - Large loft space - Superb storage facilities - Positive input ventilation - - Electric gated driveway - Off-road driveway for 4/5 vehicles - Tidal resistance swim spa - Great commuter links via A500/M6 - Easy access to Crewe mainline train station.

This attractive and well designed modern detached family house was built to a high specification and subsequently enhanced, still benefiting



from the remaining 2 years of the NHBC warranty. It stands in a prime position within the development and close to Willaston village. The Village benefits from a range of facilities and services for day to day requirements and is only a short distance from historic Nantwich.

Property Details

The property is fronted by attractive wrought iron railings with a pedestrian gate allowing access over an Indian stone paved path with decorative pathway to side which leads to a covered porch with courtesy light and a high quality uPVC double glazed composite door allows access to:

Glorious Reception Hall

A gracious hall with a glazed and Oak railed staircase ascending to first floor galleried landing, two uPVC double glazed stained glass windows, delightful exposed architrave and skirting boards, ornate Oak doors to all rooms, tall contemporary chrome feature radiator, Oak door to deep under stairs cupboard incorporating cloak railing, intruder alarm and a sectional glazed Oak door leads to:

Study/Home Office 10' 10" x 7' 5" (3.30m x 2.26m)

With a uPVC double glazed bay window to front elevation, radiator and full height and width Oak and glazed fronted cupboards incorporating fitted shelving.

From the Reception Hall an Oak door leads to:

Cloakroom

With a uPVC double glazed stained glass window to front elevation, egg shell wall mounted WC, vanity wash basin with cupboards beneath, tiled floor and wall mounted radiator.

From the Reception Hall an Oak glazed door leads to:

Dining Room 10' 11" max x 10' 9" max exc bay (3.32m x 3.27m)

With uPVC double glazed bay window to front elevation, radiator and coved ceiling.

From the Reception Hall Oak glazed double doors lead to:

Lounge 21' 1" x 15' 9" (6.42m x 4.80m)

A delightful spacious reception room with lovely aspects to the rear via uPVC double glazed doors within uPVC double glazed surround overlooking patio and gardens, central fireplace incorporating a cast iron stove upon raised granite hearth, coved ceiling, uPVC double glazed stained glass window to side elevation and two radiators.

From the Reception Hall an Oak glazed door leads to:



Inner Hall

With coved ceiling and an Oak door leads to:

Utility Room

With two wall mounted cupboards, base unit, granite working surfaces, single bowl sink with mixer tap, plumbing for washing machine, uPVC double glazed door to outside, space for fridge freezer if required and a wall mounted cupboard incorporating a combination gas fired central heating boiler.

From the Inner Hall open access leads to:

Glorious Open Plan Living Family Dining Kitchen 20' 4" max x 20' 1" max (6.19m x 6.12m)

Kitchen Area

Comprehensively equipped with a superb range of high quality base and wall mounted units, attractive granite working surfaces, granite upstands, built-in double electric oven, five ring gas hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, peninsular granite topped dining counter incorporating cupboards and drawers beneath, underslung one and a half bowl sink with mixer tap and incorporating an "Insinkerator" waste disposal unit, uPVC double glazed window with quartz sill, recessed ceiling lighting, marble effect tiled floor and open access leads to:

Living/Dining Area

With uPVC double glazed windows to side and rear elevations, uPVC double glazed doors to patio elevation. recessed ceiling lighting, marble effect tiled floor, exposed Oak skirtings and attractive feature column radiators.

A handsome Oak and glazed staircase ascends to:

Large First Floor Galleried Landing

With access to half boarded loft providing excellent storage facilities, air circulation vent, Oak door to deep built-in storage cupboard, double Oak doors to large linen store incorporating vented cylinder system, radiator and a further Oak door leads to:

Master Bedroom 15' 4" max x 12' 0" max (4.67m x 3.65m)

Delightfully appointed with a superb range of high quality Oak fronted fitted wardrobes with complementary dressing table and drawers, bed recess with Oak bedside drawers and Oak cupboards over, radiator, uPVC double glazed window to front elevation and an Oak door leads to:



En-Suite Bathroom

With a panelled bath inset within tiled surround, wide recessed shower cubicle, half height tiled walls, twin wash basins, WC, uPVC double glazed window with tiled sill, coved ceiling and chrome towel radiator.

Bedroom Two 14' 0" max x 9' 4" min (4.26m x 2.84m)

With a range of fitted wardrobes and bedside tables by Hammonds, uPVC double glazed window to rear elevation providing attractive aspects, radiator and an Oak door leads to:

En-Suite Shower Room

With a wide walk-in shower cubicle, half tiled walls, uPVC double glazed leaded window, high quality flooring, vanity wash basin with cupboards beneath, vanity WC incorporating cupboard and drawers and a chrome towel radiator.

Bedroom Three 12' 1" max x 9' 3" min (3.68m x 2.82m)

With uPVC double glazed window to front elevation and radiator.

Bedroom Four 10' 3" max x 10' 2" max (3.12m x 3.10m)

With uPVC double glazed window to rear elevation, high quality gloss plank effect floor and radiator.

Bedroom Five 10' 2" max x 9' 8" max (3.10m x 2.94m)

With uPVC double glazed window to rear elevation, high quality gloss plank effect floor and radiator.

Family Bathroom

With a panelled bath within tiled surround, tiled floor, large corner fitted shower cubicle, black gloss sink, WC, uPVC double glazed window with tiled sill and chrome towel radiator.

Externally

An electrically operated gateway stands to the front of the property allowing access to a wide driveway providing superb extensive parking facilities which continues to a detached double garage. A large Indian stone paved patio terrace stands to the rear of the property and benefits from attractive South West facing aspects, bordered and screen by wooden panel fencing and Hornbeam hedging with a paved path leading to a decked terrace incorporating timber seating and a further area incorporates a high quality Artic tidal resistance swim spa/hot tub.

Detached Double Garage

With electric door to front, partially boarded loft space with additional storage, light and power.

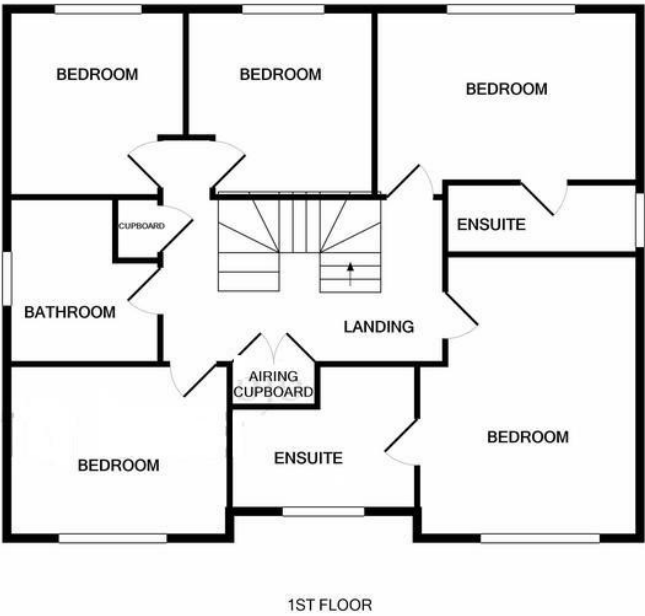
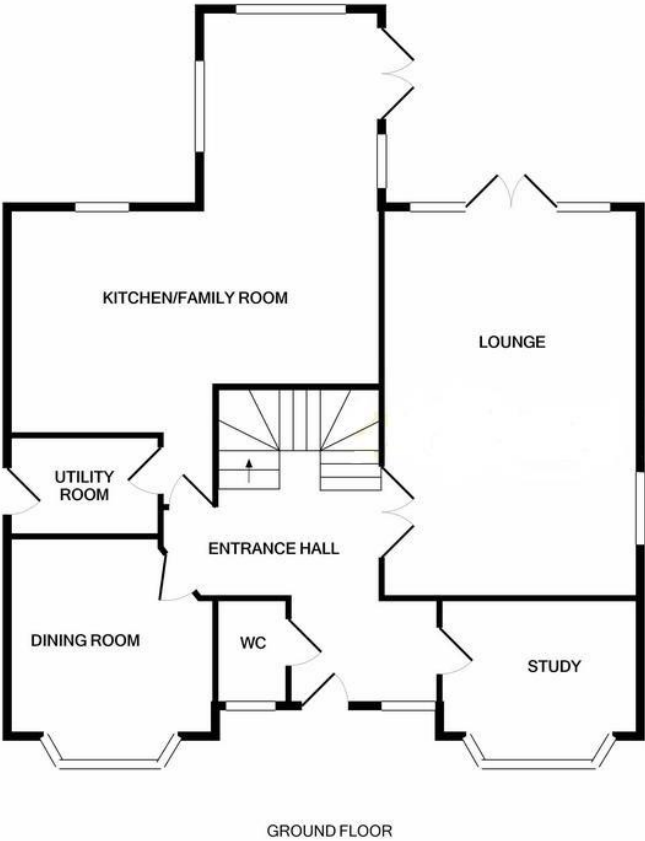


Tenure
Freehold.

Services
All main services are connected. Positive Input Ventilation system (not tested by Cheshire Lamont).

Directions
From Nantwich follow London Road to the roundabout at the A500 and take the 2nd exit onto Cheerbrook Road. Turn left into Cheerbrook Gardens where the property is situated on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	85	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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