



16 Bridle Hey, Nantwich CW5 7QE

CHESHIRE
LAMONT



A well presented and extended four bedroom detached family home situated in a highly regarded area providing spacious versatile accommodation and benefiting from a large driveway, garaging and private enclosed South facing rear garden with extensive paved patio areas and lawned garden area. Viewing highly recommended.

- An extended four bedroom modern detached family home
- Providing spacious versatile accommodation
- Well presented throughout
- Situated in a highly regarded area nearby to local facilities and excellent junior and senior schooling
- Benefiting from an extensive driveway, garaging and enclosed South facing rear garden
- Reception Hall and fully appointed open plan kitchen and dining room
- Superb spacious lounge, versatile ground floor bedroom/office and shower room
- Three first floor bedrooms and family bathroom
- Useful outside covered hallway area
- Viewing highly recommended

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. 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, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.



Property Details

The property stands at the head of a small select close behind a large block paved driveway providing outstanding parking facilities with an attached garage to side and the driveway leads to a tiled pitched canopy porch with a high quality uPVC double glazed composite door allowing access to:

Reception Hall

With tiled flooring, radiator, handsome spindle staircase ascending to first floor, under stairs cupboard and an Oak and glazed door leads to:

Breakfast Kitchen 18' 2" x 9' 8" (5.53m x 2.95m)

With an extensive range of high quality Oak fronted base and wall mounted units, attractive working surfaces, peninsular dining counter, complimentary upstands, integrated dishwasher, integrated fridge and freezer, kitchen range with filter canopy over, single drainer sink unit with mixer tap, uPVC double glazed window to front elevation, recessed ceiling lighting, two column radiators, tiled flooring, uPVC double glazed door to external covered hallway, and an open Oak framed doorway leads to:

Dining Room 9' 7" x 9' 2" (2.93m x 2.79m)

With a partially vaulted ceiling incorporating a ceiling beam, uPVC double glazed window to rear elevation overlooking private South facing garden, tiled flooring and radiator.

From the Reception Hall an Oak door leads to:

Shower Room

Beautifully appointed with a large fully tiled walk-in shower enclosure incorporating full height screen and shower over, wall mounted vent, recessed ceiling lighting, chrome radiator, uPVC double glazed window, tiled flooring, corner fitted wash basin, WC, tiled walls and wall mounted mirror.

From the Reception Hall an Oak and glazed door leads to:

Large Extended Open Plan Lounge 22' 2" x 14' 11" (6.76m x 4.54m)

Gloriously appointed reception room with delightful aspects over the rear garden via uPVC double glazed sliding patio doors, uPVC double glazed window to office, two radiators, coved ceiling, fireplace and an Oak and glazed door leads to:



Further Sitting Room/Office/Bedroom Four 19' 10" x 9' 0" max (6.05m x 2.75m max)

With a uPVC double glazed window to rear elevation, high quality flooring, exposed Oak skirting boards, column radiator, partially vaulted ceiling, recessed ceiling lighting, Velux window to West elevation, radiator and fitted wardrobes.

First Floor Landing

With a uPVC double glazed window to front elevation, access to loft, Oak door to airing cupboard with shelving and an Oak door leads to:

Master Bedroom 11' 11" max x 13' 10" max (3.64m max x 4.22m max)

With a uPVC double glazed window to rear elevation, radiator and built-in wardrobes with sliding doors to front and incorporating railing and shelving.

Bedroom Two 11' 11" max x 10' 11" max (3.64m max x 3.33m max)

With a uPVC double glazed window to rear elevation, radiator and fitted wardrobes incorporating railing and shelving.

Bedroom Three 9' 4" x 9' 7" (2.84m x 2.91m)

With a uPVC double glazed window to front elevation, radiator and fitted over stairs cupboard incorporating railing and shelving.

Bathroom 7' 11" x 6' 0" (2.41m x 1.84m)

With a panelled spa bath incorporating shower attachment, tiled walls, chrome towel radiator, radiator, tiled flooring, recessed ceiling lighting, WC, wall mounted wash basin and uPVC double glazed window.

EXTERNAL

Covered Hallway

With a door to front, door to rear and tiled flooring.

Gardens

The garden enjoys South facing aspects with attractive views over period properties on Audlem Road and benefits from an extensive Indian stone paved patio area, sleeper retained flower beds and borders, lawned garden area and a further paved patio, all sheltered by neat conifer hedging and fencing. Large driveway and garage.



Single Garage

With up and over door, light, power, plumbing for washing machine and vent for tumble drier.

Tenure

Freehold.

Services

All main services are connected, electric vehicle charging point (not tested by Cheshire Lamont).

Viewings

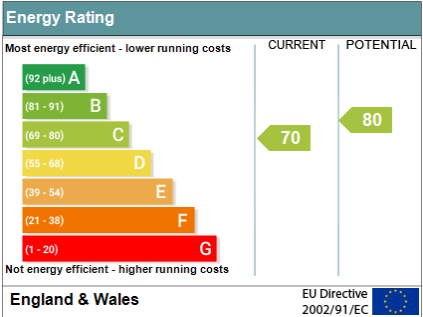
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road past Brine Leas School and follow the road round to the right through the traffic lights. Continue along Audlem Road and turn left onto Bishops Wood and second left onto Bridle Hey where the property is located.



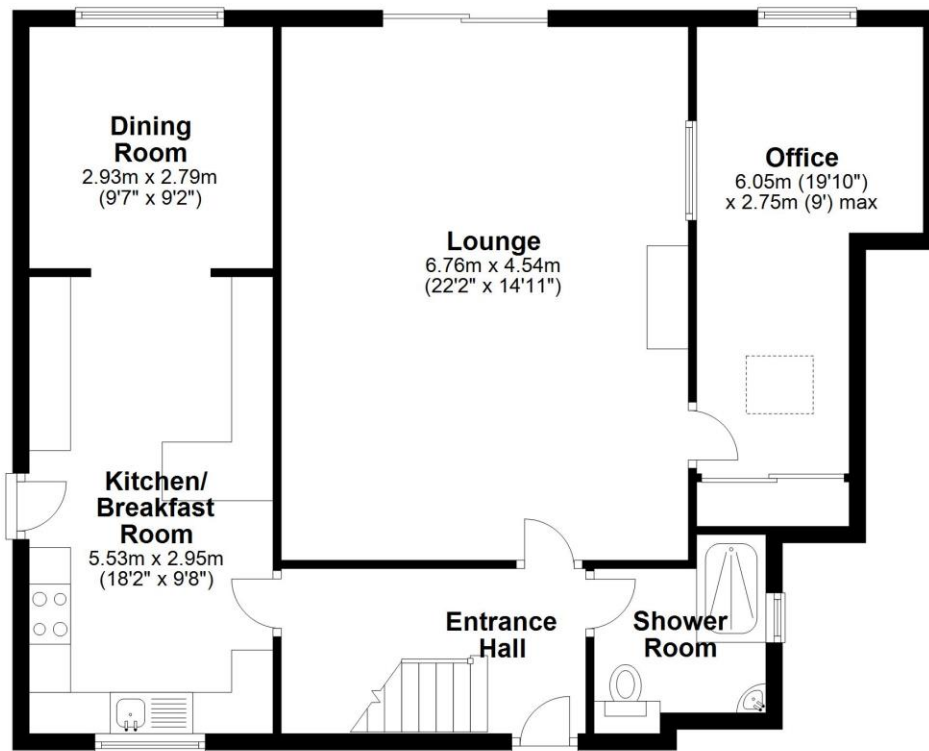
Address: 16 Bridle Hey, NANTWICH, CW5 7QE
RRN: 1534-7629-1409-0315-3202





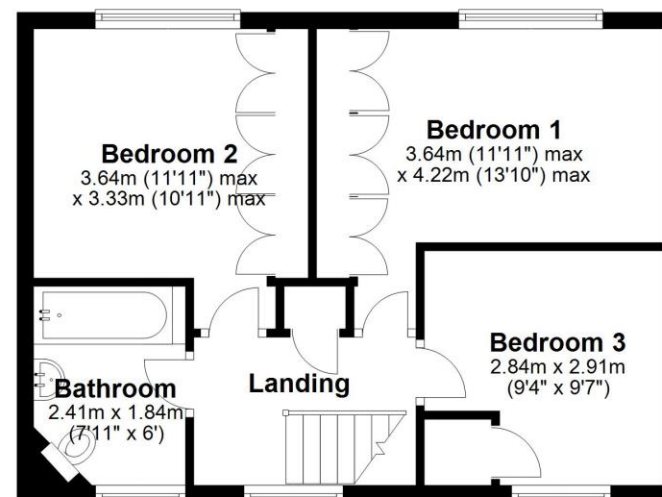
Ground Floor

Approx. 84.5 sq. metres (909.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 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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