



9 Hereford Place, Henhull, Nantwich CW5 6YF

CHESHIRE  
LAMONT







Standing in a delightful situation adjoining green spaces, a superbly designed spacious modern four bedroom detached family home with pleasant aspects providing well arrayed accommodation in a fine position nearby to Nantwich town centre. Viewing recommended.

- A superbly positioned spacious modern detached family home
- In a very pleasant situation with green open space to the front and side
- Nearby to Nantwich town centre and the River Weaver
- Providing delightfully arrayed well flowing accommodation
- Reception hall, cloakroom and study
- Bay fronted open Plan living family dining kitchen, utility room and lounge with bay
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Attractive walled rear garden with patio and decked terrace, single garage
- Lovely surrounding aspects with rapidly establishing tree-lined paths and green space
- Viewing 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 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 stepped paved path leads to a handsome pillared surround with doorway and a high quality composite door allowing access to:

### Reception Hall

A delightful entrance to the property with an Oak railed spindle staircase ascending to first floor, doors to fitted under stairs shoe shelving and cloaks shelving, dado rail, radiator, double doors to built-in cupboard and a sectional glazed door leads to:

### Lounge 18' 1" x 12' 0" (5.50m x 3.67m)

A lovely reception room with lovely aspects through a uPVC double glazed bay window to East elevation, uPVC double glazed window to rear elevation overlooking gardens, two uPVC double glazed doors to large paved patio area and two radiators.

From the Reception Hall a door leads to:

### Study 9' 5" x 8' 1" (2.88m x 2.47m)

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

From the Reception Hall a door leads to:

### Cloakroom

With WC, wash hand basin, uPVC double glazed window and radiator.

From the Reception Hall a door leads to:

### Open Plan Living Family Dining Kitchen 20' 4" x 14' 6" (6.20m x 4.41m)

### Dining Area

With a uPVC double glazed bay window to front elevation providing lovely aspects over a green space area to the front, radiator and open access to:

### Kitchen Area

Comprehensively equipped with a superb range of high quality gloss fronted base and wall mounted units, attractive working surfaces, built-in double electric oven, five ring gas hob with filter canopy over, part tiled walls, recessed ceiling lighting, single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, wall mounted cupboard incorporating a Logik gas fired central heating boiler, uPVC double glazed window overlooking rear gardens, door to Reception Hall and a further door leads to:

### Utility Room 6' 9" x 5' 4" (2.07m x 1.63m)

With wall mounted cupboards, base units, single drainer sink unit with mixer tap, plumbing for washing machine, radiator and a uPVC double glazed door to outside.



From the Reception Hall a staircase with half panelled walling ascends to:

#### **First Floor Landing**

With access to loft, dado rail, radiator, panel door to airing cupboard incorporating pressurised vented cylinder system and a door leads to:

#### **Master Bedroom 11' 10" x 11' 7" (3.61m x 3.52m)**

With a range of fitted wardrobes incorporating railing and shelving, uPVC double glazed windows to East and West elevations, radiator and a door leads to:

#### **En-Suite Shower Room 7' 0" x 4' 11" (2.14m x 1.49m)**

With a wide walk-in shower cubicle, chrome towel radiator, WC, pedestal wash basin and uPVC double glazed window.

From the Landing a door leads to:

#### **Bedroom Two 17' 2" x 9' 7" (5.22m x 2.91m)**

With two uPVC double glazed windows to front elevation providing attractive aspects with glimpses of Nantwich Church, radiator and built-in double wardrobe incorporating railing and shelving.

From the Landing a door leads to:

#### **Bedroom Three 8' 4" x 8' 1" (2.53m x 2.47m)**

With uPVC double glazed windows to front and side elevations, radiator, fitted over stairs cupboard and built-in double wardrobe with railing and shelving.

From the Landing a door leads to:

#### **Bedroom Four 11' 8" x 10' 7" (3.55m x 3.22m)**

With a uPVC double glazed window overlooking rear gardens, radiator and mirror fronted built-in wardrobes.

From the Landing a door leads to:

#### **Bathroom 9' 4" x 6' 4" (2.85m x 1.94m)**

With a panelled bath, half tiled walls, WC, large walk-in shower enclosure, pedestal wash basin, uPVC double glazed window and chrome towel radiator.

#### **Externally**

Delightfully orientated partially walled rear gardens incorporating a lawned area with extensive paved patio areas and a raised decked entertaining area.





**Single Garage 17' 3" x 8' 9" (5.25m x 2.66m)**

With an electrically operated remote controlled roller door to front, 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**

From Nantwich town centre proceed to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and continue along Reaseheath Way. Take the fifth right hand turning onto Aylesbury Road and second right onto Hereford Place. Continue to the end of the road and turn left where the property is located.

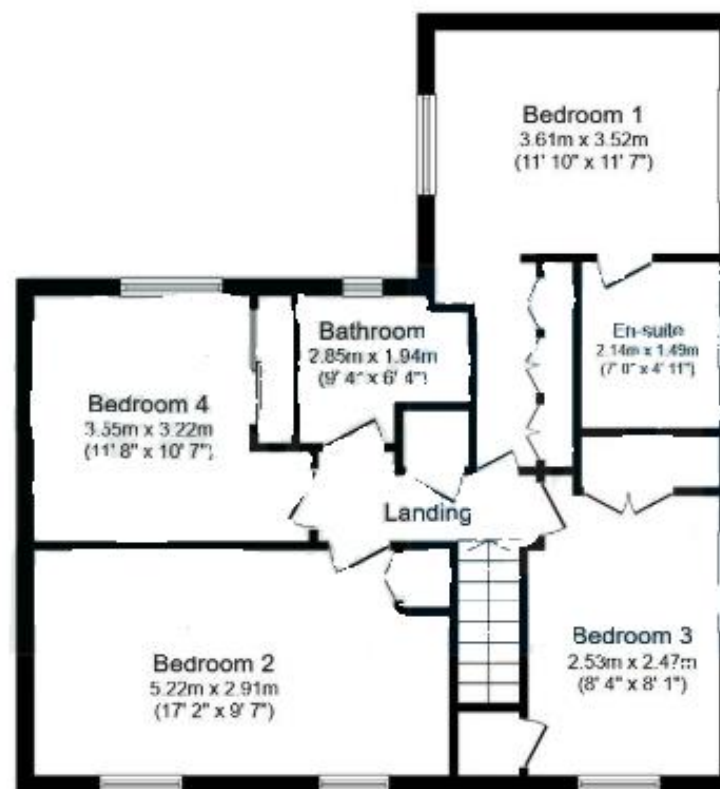


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

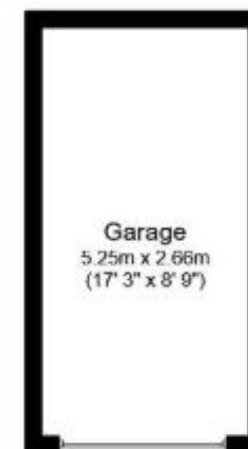




**Ground Floor**



**First Floor**



**Garage**





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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