



9 Waterway Close, Henhull, Nantwich CW5 6GW

CHESHIRE
LAMONT



A simply stunning modern five bedroom detached family home of the highest quality situated in a superb select gated tranquil location on the periphery of historic Nantwich and by The Shropshire Union Canal affording impeccably appointed and presented stylish accommodation throughout with enclosed South facing rear garden, double width driveway and double garaging. Viewing highly recommended.

- A most impressive contemporary five bedroom detached house
- Situated in a small select gated development upon a tranquil lane
- Nearby to Nantwich town centre and The Shropshire Union Canal
- Appointed and presented throughout to the highest of standards with a range of stunning fixtures and features
- Fully glazed galleried reception hall, spacious fully appointed open plan living family dining kitchen with bi-folding doors and log burning stove
- Study, utility room, cloakroom| Master bedroom with luxurious en-suite bathroom, bedroom two with en-suite shower room
- Three further bedrooms, stunning family bathroom
- Enclosed South facing rear garden, double width driveway, double integral garage
- Viewing highly recommended

Agents Remarks

This superb contemporary detached residence was designed and constructed to a very high standard by "Tesni Homes" and incorporates stunning eco-design and features upon a small select gated development within walking distance of Nantwich town centre and lovely canalside walks. The house benefits from open plan design, underfloor heating to the ground floor, solar panels and heat recovery ventilation system. 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.



Property Details

A double width block paved driveway with a lawned area to side leads to a double garage and a paved path continues to a contemporary double glazed composite door incorporating full height, fully glazed feature windows to the side and above allows access to:

Galleried Reception Hall

A stunning light and airy entrance to the property with high ceiling, an Oak railed spindle staircase ascending to first floor, Oak plank flooring with underfloor heating, wall embedded lighting, recessed ceiling lighting and an Oak panel door leads to:

Study 13' 1" x 7' 10" (4.00m x 2.40m)

With a uPVC double glazed window to front elevation, Oak plank flooring with underfloor heating and recessed ceiling lighting.

From the Reception Hall an Oak panel door leads to:

Cloakroom 5' 9" x 3' 3" (1.75m x 1.00m)

With WC, wash basin, tiled flooring with underfloor heating, recessed ceiling lighting and half tiled walls.

From the Reception Hall Oak sectional glazed double doors lead to:

Superb Open Plan Living Family Dining Kitchen 39' 2" x 19' 2" (11.94m x 5.83m)

A superb open plan space with delightful aspects over the rear garden.

Living Area

With a central fireplace incorporating a log burning stove upon granite hearth with Oak beam over and illuminated log store niches to either side, Oak plank flooring with underfloor heating, recessed ceiling lighting, 3-panel uPVC double glazed bi-folding doors to rear patio and open access to:

Dining Area

With recessed ceiling lighting, Oak flooring with underfloor heating, 3-panel uPVC double glazed bi-folding doors to rear patio and open access to:

Kitchen Area

With a superb range of solid wood shaker style base and wall mounted units, marbled working surfaces and upstands, breakfast counter, integrated dishwasher, integrated fridge and freezer, built-in NEFF double electric oven with built-in microwave above, built-in wine cooler, 5 ring gas hob with chimney extractor above, underslung one and a half bowl sink with mixer tap, high lantern rooflight, uPVC double glazed window to rear elevation, recessed ceiling lighting, Oak plank flooring with underfloor heating and an Oak panel door leads to:



Utility Room 7' 10" x 5' 6" (2.40m x 1.68m)

With shaker style base units, marbled working surface, plumbing for washing machine, tiled flooring with underfloor heating, underslung sink unit with mixer tap, uPVC double glazed composite door to outside, wall mounted Worcester gas fired central heating boiler, recessed ceiling lighting and a personal door to garage.

First Floor Galleried Landing

With a stunning full height sectional glazed feature window to front elevation, access to spacious partially boarded loft space incorporating retractable ladder, recessed ceiling lighting, Oak panel door to storage cupboard incorporating smart home technology connections, Oak panel door to cupboard incorporating vented cylinder system and an Oak panel door leads to:

Master Bedroom 16' 7" x 11' 7" (5.05m x 3.53m)

A lovely spacious bedroom with a uPVC double glazed window to rear elevation, full width mirror fronted fitted wardrobes incorporating railing and shelving, recessed ceiling lighting, wall mounted television ports, radiator and an Oak panel door leads to:

En-Suite Bathroom 10' 6" x 6' 6" (3.19m x 1.99m)

With a tiled panel bath incorporating glazed screen and handheld shower attachment, walk-in shower enclosure with rainfall shower, additional shower hose and tiled shelving niche, WC, vanity wash basin with drawer beneath, tiled flooring, tiled walls, recessed ceiling lighting and chrome towel radiator.

From the Landing an Oak panel door leads to:

Bedroom Two 11' 11" x 10' 10" (3.62m x 3.31m)

With two uPVC double glazed windows to front elevation, mirror-fronted wardrobes incorporating railing and shelving, recessed ceiling lighting, wall mounted television ports, radiator and an Oak panel door leads to:

En-Suite Shower Room 9' 1" x 3' 11" (2.78m x 1.20m)

With a walk-in shower enclosure incorporating glazed screen, rainfall shower and tiled shelving niche, WC, wash basin, uPVC double glazed window, tiled walls, tiled flooring, shaver point, recessed ceiling lighting and chrome towel radiator.

From the Landing an Oak panel door leads to:

Bedroom Five 10' 6" x 7' 5" (3.19m x 2.26m)

With a uPVC double glazed window to rear elevation, panelled walling, radiator and recessed ceiling lighting.

From the Landing an Oak panel door leads to:



Bedroom Three 13' 1" x 9' 11" (3.98m x 3.02m)

With a uPVC double glazed window to rear elevation, wall mounted television ports, recessed ceiling lighting and radiator.

From the Landing an Oak panel door leads to:

Principal Bathroom 9' 3" x 7' 2" (2.82m x 2.19m)

With a tiled panel bath incorporating glazed screen and shower over, WC, wash basin, half tiled walls, tiled flooring, recessed ceiling lighting, uPVC double glazed window, chrome towel radiator and shaver point.

From the Landing an Oak panel door leads to:

Bedroom Four 13' 3" x 9' 8" (4.04m x 2.95m)

With a uPVC double glazed window to front elevation, radiator, wall mounted television ports and recessed ceiling lighting.

Externally

The enclosed rear garden is contained within wooden panel fencing with a lawned garden area, large paved patio and raised flower bed. There is gated access to the front of the property from both sides. The property benefits from a double garage with an electric vehicle charging point and a double width driveway providing parking facilities.

Integral Double Garage 16' 3" x 17' 1" (4.96m x 5.20m)

With an electrically operated remote controlled roller door to front, light, power, personal door to Utility Room and an external wall mounted electric vehicle charging point.

Floorplan

Please note the property is a mirror image of the floorplan.

Tenure

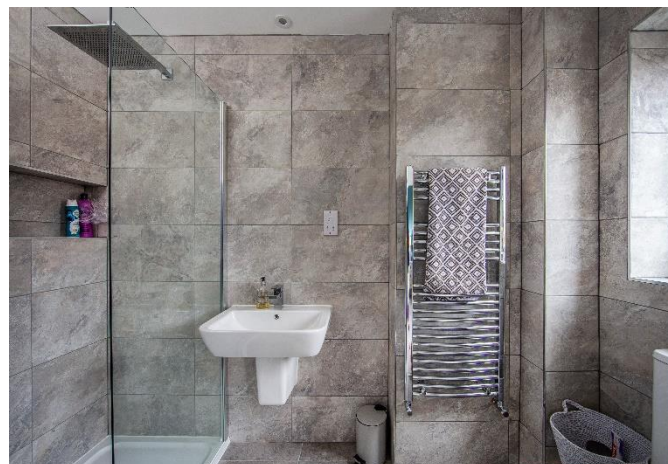
Freehold.

Services

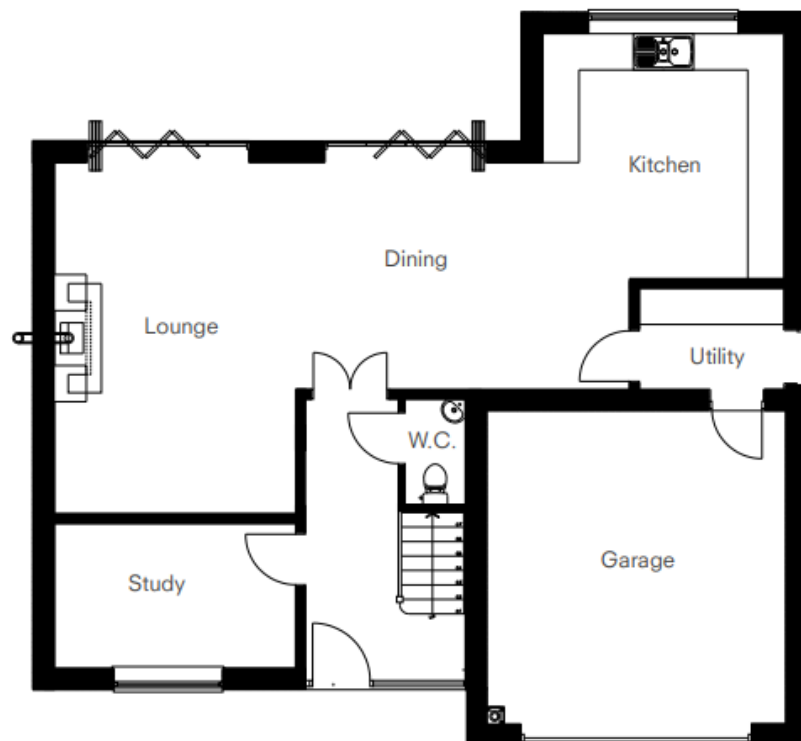
Mains gas with zoned heating control panels, water and electricity, solar panels, heat recovery ventilation system, underfloor heating throughout the ground floor, external lighting (not tested by Cheshire Lamont).

Directions

From Nantwich town centre proceed along Waterlode to the traffic lights at Welsh Row and continue straight over the lights past the football ground. Turn right into Welshmans Lane and follow the lane round to the right. Turn right after the bend into Waterway Close, through the electric gates and continue along the Close where the property is situated on the right hand side.



GROUND FLOOR



MEASUREMENTS

GROUND FLOOR

Kitchen/Dining/Lounge
11.94m x 5.83m

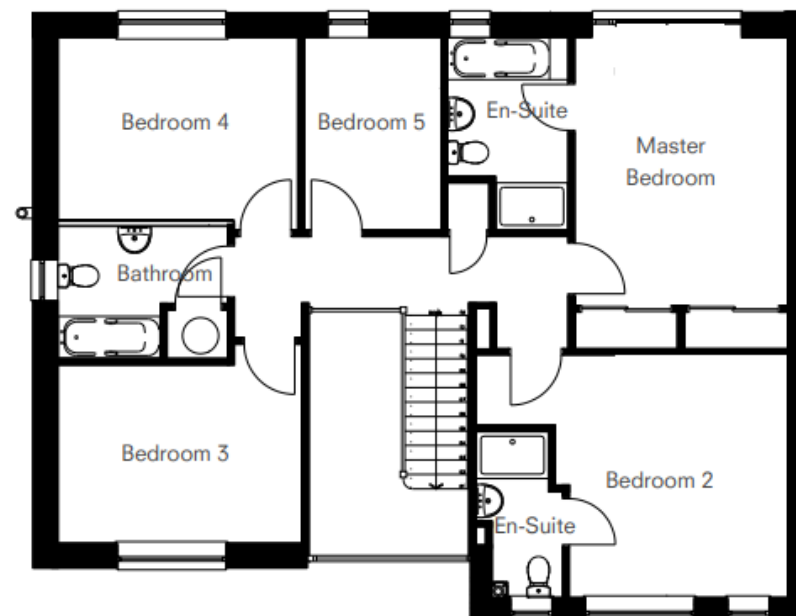
Study
4.00m x 2.40m

Utility
2.40m x 1.68m

W.C.
1.75m x 1.00m

Garage
4.96m x 5.20m

FIRST FLOOR



FIRST FLOOR

Master Bedroom
5.05m x 3.53m

Master Bedroom
En-Suite
3.19m x 1.99m

Bathroom
2.82m x 2.19m

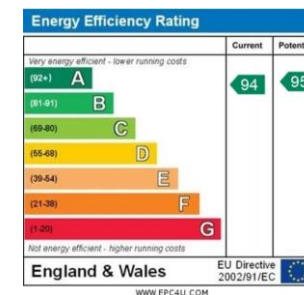
Bedroom 2
3.62m x 3.31m

Bedroom 2 En-Suite
2.78m x 1.20m

Bedroom 3
4.04m x 2.95m

Bedroom 4
3.98m x 3.02m

Bedroom 5
3.19m x 2.26m





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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