



6 Cheney Close, Willaston CW5 7TQ

CHESHIRE  
LAMONT



A stunning and highly individual contemporary style detached eco-build house in a select gated position within a highly regarded location providing superb design and features with attractive aspects and gardens. Available with NO CHAIN for early completion. Viewing recommended.

- A highly individual and most appealing detached house in a highly regarded position
- Private gated cul-de-sac in a highly sought after Cheshire location close to Nantwich
- 5,247 sqft freehold, 1780 sqft energy efficient eco-home, air source heating system
- High density thermal insulation, mechanical heat exchange ventilation system
- Underfloor heating throughout, full height triple glazed windows to all elevations
- Large vaulted reception hall with attractive oak staircase
- Open plan living family dining kitchen, sitting room, cloakroom, utility/plant room
- Choice of bespoke fitted kitchen, optional solar and battery system, 10 year house build guarantee
- Four bedrooms, en-suite shower room and stunning contemporary family bathroom
- Driveway and attached single garage

#### Agents Remarks

Willaston provides a range of facilities that cater for day-to-day requirements and offers a highly regarded junior school. Nearby 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

#### Property Details

A block paved driveway stands to the front of the property and continues to a single garage. A block paved path leads from the driveway to a high quality contemporary composite door allowing access to:



**Reception Hall 10' 2" x 13' 1" (3.10m x 4.00m)**

A delightful entrance to the property with a handmade curved exposed oak returned staircase ascending to first floor vaulted galleried landing incorporating a triple glazed window, high uPVC triple glazed window, high quality oak effect flooring, exposed oak architraving, exposed oak doors and open access leads to:

**Open Plan Living Family Dining Kitchen 31' 10" x 14' 1" (9.7m x 4.30m)**

A bright spacious room with aspects over the south facing gardens via two full height triple glazed windows and three sets of triple glazed double doors, tiled flooring throughout, a superb range of electric switches and appliance points.

From the Reception Hall an exposed oak door leads to:

**Dining Room/Snug 11' 2" x 10' 2" (3.40m x 3.10m)**

With a triple glazed door to south elevation, and triple glazed window to front elevation.

From the Reception Hall an oak door leads to:

**Shower Room 6' 11" x 6' 11" (2.10m x 2.10m)**

Delightfully appointed with a corner fitted shower cubicle, tiled flooring, half tiled walls, vanity wash basin, WC and chrome towel radiator.

From the Reception Hall an oak door leads to:

**Utility Room/Plant 5' 3" x 10' 2" (1.60m x 3.10m)**

With air source heat exchange system, tiled flooring and triple glazed window.

**First Floor Galleried Landing**

With lovely gable triple glazed windows to front elevation providing delightful aspects over the close, access to roof void, deep walk-in linen store and an oak door leads to:

**Master Bedroom 12' 10" x 11' 2" (3.90m x 3.40m)**

With twin Roto triple glazed rooflights incorporating external blackout blinds, fitted carpet and an oak door leads to:

**En-Suite Shower Room 7' 3" x 6' 7" (2.20m x 2.00m)**

With a recessed shower cubicle, wall mounted vanity wash basin, WC, tiled flooring, half tiled walls and chrome towel radiator.

**Bedroom Two 12' 10" x 10' 2" (3.90m x 3.10m)**

With triple glazed full height windows to gable elevation providing lovely far reaching aspects, fitted carpet and Roto triple glazed rooflight to rear elevation incorporating external blackout blind.





enclosed private gardens, fitted carpet and a Roto triple glazed rooflight to front elevation incorporating external blackout blind.

**Bedroom Four 12' 10" x 10' 2" (3.90m x 3.10m)**

With Roto triple glazed rooflight to rear elevation incorporating external blackout blind and fitted carpet.

**Contemporary Bathroom 10' 2" x 10' 10" (3.10m x 3.30m)**

Impeccably appointed with a freestanding eggshell bath incorporating chrome shower tap stand to side, corner fitted shower cubicle, WC, vanity wash basin, tiled flooring, tiled walls, two full height triple glazed windows and chrome towel radiator.

**Externally**

The property benefits from an attractive position with a large block paved driveway providing parking and leading to a attached single garage. A walled garden area extends to the south east elevation of the property and provides superb opportunities for a bespoke individual landscaping scheme and the gardens continue to the rear of the property.

**Garage 19' 0" x 9' 10" (5.80m x 3.00m)**

**Tenure**

Freehold.

**Services**

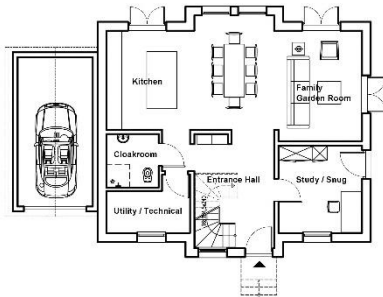
Air source heat exchange system, underfloor heating throughout, heat recovery system, optional solar and battery system, mains water and electricity (not tested by Cheshire Lamont).

**Viewings**

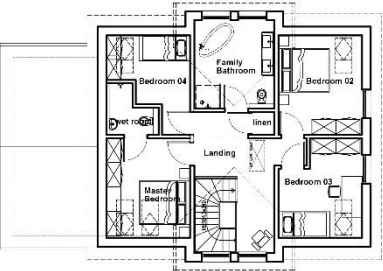
Strictly by appointment only via Cheshire Lamont.

**Directions**

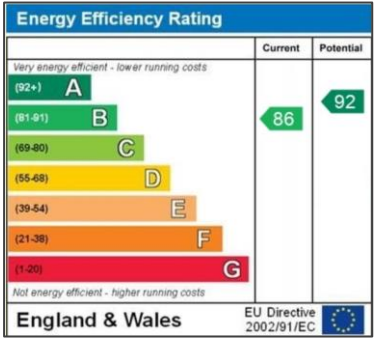
From Nantwich proceed out of the town along London Road. Continue to the roundabout at the bottom of the A500 and take the second turning off this roundabout onto Cheerbrook Road. Continue for approximately 300 yards and Cheney Close is on the left hand side.



Ground Floor



First Floor



Note: Floor Plans are for identification purposes only and Not to Scale

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.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpoley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441