



“Marr House”, Wybunbury Road, Willaston CW5 7ER

CHESHIRE
LAMONT

A highly individual and most spacious four bedroom detached house in a fine position in Willaston village standing within established private gardens extending to 0.25 of an acre with superb potential to enhance and extend if required with the necessary consent and benefiting from a driveway and double garaging. NO CHAIN. Viewing highly recommended.

- A very spacious individual detached house
- Within Willaston village and standing in large private gardens to 0.25 of an acre
- Providing large accommodation arrayed over two floors to 2000 sqft
- Affording significant potential for enhancement and alteration
- Substantial double attached garage and driveway
- Porch, reception hall, spacious lounge and dining room
- Kitchen, utility room, cloakroom and boiler room
- First floor master bedroom with en-suite, three further double bedrooms and family bathroom
- Viewing recommended
- NO CHAIN for early completion

Agents Remarks

Marr House was constructed in the 1980's to a individual style upon a large garden plot extending to 0.25 of an acre and stands in an attractive position within Willaston village. The house provides very spacious accommodation and provides outstanding potential for significant internal alterations, improvements and enhancements. Willaston village provides excellent primary schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich. Cheshire Lamont recommend an early inspection.

Property Details

A driveway leads to a large private driveway to the front of the property and to a double attached garage. A path leads to a panelled door within an arched surround allowing access to:

Entrance Porch

With quarry tiled floor incorporating a mat recess and a sectional glazed door allows access to:

Reception Hall

With a spindle staircase ascending to first floor galleried landing, panel door to under stairs storage cupboard, radiator and a panel door leads to:



Cloakroom

With WC, uPVC double glazed window to side elevation and a corner fitted wash basin.

From the Reception Hall a panel door leads to:

Boiler Room

With a wall mounted gas fired central heating boiler and alarm system.

From the Reception Hall a panel door leads to:

Utility Room

With plumbing for washing machine, single drainer sink unit with cupboards beneath, wall mounted cupboards, radiator, uPVC double glazed window and an internal door to double garage.

Inner Hall

With a panel door to:

Lounge 22' 8" x 14' 10" (6.90m x 4.51m)

A superbly spacious reception room with a fireplace within surround, uPVC double glazed windows to side and rear elevations, uPVC double glazed door to rear patio and radiators.

From the Inner Hall a panel door leads to:

Dining Room 11' 7" x 11' 10" (3.54m x 3.60m)

With secondary glazed windows and radiator.

From the Inner Hall a panel door leads to:

Breakfast Kitchen 10' 8" x 15' 2" (3.25m x 4.62m)

With a range of base and wall mounted units comprising cupboards and drawers, breakfast counter, single drainer one and a half bowl sink unit with mixer tap, built-in double electric oven, four ring electric hob with filter canopy over, plumbing for dishwasher, double glazed windows to side and rear elevations, door to rear garden and radiator.

First Floor Galleried Landing

With a uPVC double glazed window to gable elevation providing attractive far reaching views, radiator, panel door to cupboard, panel door to linen storage cupboard, access to loft space and a panel door leads to:

Bedroom One 16' 4" x 15' 2" (4.97m x 4.62m)

A spacious room with two uPVC double glazed windows to rear elevation overlooking rear garden, two radiators, two fitted double wardrobes incorporating railing and shelving and a door leads to:



En-Suite Shower Room 5' 10" x 9' 4" (1.79m x 2.85m)

With a shower cubicle, vanity wash basin incorporating cupboards beneath, WC, radiator and window to side elevation.

Bedroom Two 10' 7" x 14' 10" (3.22m x 4.51m)

With two uPVC double glazed windows to rear elevation overlooking rear garden and radiator.

Bedroom Three 11' 7" x 11' 7" (3.54m x 3.52m)

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

Bedroom Four 8' 10" x 11' 7" (2.70m x 3.52m)

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

Bathroom

With panel bath, tiled walls, WC, pedestal wash basin, radiator and uPVC double glazed window.

**Externally**

The property stands behind mature hedging and trees in a plot extending to 0.25 of an acre with a driveway and double garage to the front. The drive continues to a path which leads to the established lawned rear garden benefiting from a paved patio, mature trees, plants and shrubs.

Double Garage 24' 0" max x 16' 8" (7.32m max x 5.07m)

With roller door to front.

Tenure

Freehold

Services

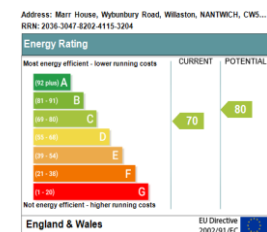
All main services are connected (not tested by Cheshire Lamont). Newly installed boiler and windows.

Directions

Proceed out of Nantwich along London Road, through the traffic lights and at the Cheerbrook roundabout take the second exit onto Cheerbrook Road. Continue to the end of Cheerbrook Road, turn right and the property is on the right hand side.



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.

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