



4 Waterway Close, Henhull, Nantwich CW5 6GW









A simply superb spacious and impeccably appointed "A" rated executive home of exceptional style and design in a small select, highly favoured premium gated location providing outstanding features with attractive surrounding aspects. Viewing highly recommended.

- An impeccably designed and appointed superior detached residence to 215 sqms
- Standing in a fine position within a small select gated premium position
- Affording pleasant surrounding aspects and bordering Nantwich allotments
- Providing stunning features, details and appointed to a very high standard
- Two storey fully glazed vaulted galleried reception hall, superb open plan living family dining kitchen
- Sitting Room/Study, utility room, cloakroom
- Master bedroom with en-suite dressing room and bathroom, bedroom two with en-suite shower room
- Two further first floor bedrooms and family bathroom
- Close to open countryside, Nantwich canal and the town centre
- "A" rated, underfloor heating to ground floor, air source heat pump, air recycling system
- 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. 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

An attractive block paved drive provides excellent parking facilities and leads to a double integral garage and a wide extensive paved path leads to a high quality composite door within two storey fully double glazed gable elevation allowing access to:

### Impressive Vaulted Two Storey Galleried Reception Hall

An outstanding entrance to the property with a returned oak railed staircase ascending to first floor, herringbone Amtico flooring, oak panel door to deep under stairs cupboard incorporating house media hub, beautiful aspects to the rear garden via twin exposed oak glazed panel doors and an oak panel door leads to:

### Sitting Room/Study 13' 1" x 9' 8" (4.00m x 2.95m)

With a uPVC double glazed window to front elevation, recessed ceiling lighting, wall mounted air recycling system and herringbone Amtico flooring.

From the Reception Hall an Oak panel door leads to:

### Cloakroom 6' 8" x 3' 9" (2.04m x 1.14m)

With pedestal wash basin, WC, chrome towel radiator, half tiled walls, tiled flooring and air recycling system.

From the Reception Hall twin oak glazed doors lead to:

### Stunning Open Plan Living Family Dining Kitchen

### Living Area 19' 0" x 13' 2" (5.78m x 4.01m)

Comprehensively appointed with an outstanding range of features incorporating a central recessed fireplace with a raised granite hearth incorporating a wood burning stove with oak mantel over and illuminated log niches to either side, feature wall to either side of fireplace, three panel bi-folding doors to patio incorporating full height fitted plantation shutters, herringbone Amtico flooring, air recycling system and recessed ceiling lighting.





**Dining Area 11' 9" x 16' 0" (3.57m x 4.87m)**

With lovely aspects over the rear garden via three panel bi-folding doors incorporating full height plantation shutters to an extensive patio area benefiting from a Pergolux 3m x 4m canopy and herringbone Amtico flooring.

**Kitchen Area 12' 11" x 14' 7" (3.94m x 4.44m)**

Superbly appointed with an outstanding range of shaker units comprising cupboards and drawers, attractive granite working surfaces, dining island with cupboards beneath, twin Belfast sink with Quooker tap, granite upstands and sills, four ring hob beneath filter canopy, built-in double electric oven, integrated microwave, integrated wine cooler, integrated dishwasher, integrated fridge and freezer, tiled flooring, uPVC double glazed window to rear elevation incorporating fitted plantation shutters, recessed ceiling lighting, air re-cycling system and an oak panel door leads to:

**Laundry/Utility Room 12' 2" x 6' 8" (3.71m x 2.04m)**

Comprehensively appointed with complimentary units and working surfaces, single drainer sink unit with mixer tap, plumbing for washing machine, uPVC double glazed door to outside, recessed ceiling lighting and a door leads to:

**Double Garage 17' 1" x 15' 11" (5.20m x 4.85m)**

With light, power and a remote controlled up and roller door.

**First Floor Galleried Landing**

With stunning aspects to the front, oak panel door to deep built-in cupboard, oak panel door to airing cupboard, access to loft space and an oak panel door leads to:

**Master Bedroom 19' 8" x 13' 1" (5.99m x 4.00m)**

A stunning principal bedroom with a large vaulted ceiling incorporating a full gable pitched uPVC double glazed window to rear elevation with fitted plantation shutters, recessed ceiling lighting, wall light points, air recycling system, radiator and an oak panel door leads to:

**En-Suite Dressing Room 10' 5" x 7' 10" (3.17m x 2.40m)**

With uPVC double glazed window to rear elevation, radiator, range of mirror fronted fitted wardrobes and an oak panel door leads to:

**En-Suite Bathroom 10' 9" x 7' 1" (3.28m x 2.16m)**

With a tiled panel bath, vanity wash basin, WC, tiled shower enclosure with overhead rain shower and illuminated niche, tiled flooring, tiled walls, chrome towel radiator, recessed ceiling lighting and a uPVC double glazed window.





**Bedroom Two 13' 3" x 12' 9" (4.05m x 3.89m)**

With a uPVC double glazed window to rear elevation, radiator, recessed ceiling lighting, air recycling system and an oak panel door leads to:

**En-Suite Shower Room 9' 4" x 5' 3" (2.84m x 1.60m)**

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

**Bedroom Three 15' 9" x 13' 1" (4.79m x 4.00m)**

With a uPVC double glazed window to front elevation, air recycling system and radiator.

**Bedroom Four 13' 3" x 11' 1" (4.05m x 3.37m)**

With a uPVC double glazed window to front elevation, air recycling system and radiator.

**Bathroom 11' 7" x 6' 7" (3.52m x 2.00m)**

With tiled panel bath incorporating shower over, WC, wall mounted wash basin, tiled flooring, part tiled walls, chrome towel, radiator, recessed ceiling lighting and uPVC double glazed window.

**Externally**

The property benefits from an attractive position with private enclosed lawned landscaped gardens to the rear incorporating attractive patio areas with a Pergolux canopy, decked terrace and sleeper retained raised flower beds. The property is fronted by a lawned garden area and a wide double width driveway that leads to a double garage.

**Tenure**

Freehold. £62 per month - covers all the maintenance, gates/lights/grass cutting etc.

**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, EV charging point (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via 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





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





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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Chestnut Pavilion  
Tarpoley  
Cheshire CW6 0UW  
Tel: 01829 730700

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