



2 Mottram Drive, Stapeley, Nantwich CW5 7NW

CHESHIRE
LAMONT



A most impressive four/five bedroom extended family home arrayed over three floors situated within the highly sought after Stapeley Estate nearby to Nantwich town centre with attractive low maintenance rear garden, ample off road parking and two garages. Viewing highly recommended to truly appreciate the size and quality of accommodation on offer.

- An impressive, well appointed and extended four/five bedroom family home
- Arrayed over three floors affording versatile accommodation| Situated in a superb location within the highly regarded Stapeley Estate
- Entrance hallway, cloakroom, utility room, study/bedroom five, conservatory/garden room with underfloor heating
- First floor laundry room, L-shaped family dining kitchen with integrated appliances
- First floor lounge Juliet balcony
- Second floor master bedroom with superb en-suite bathroom, three further bedrooms and family bathroom
- Driveway, two garages and delightful low maintenance garden with paved patio incorporating pergola and decked terrace
- Nearby to excellent schooling, local amenities and Nantwich town centre
- Viewing highly recommended

Agents Remarks

The property is located upon the sought after Stapeley Estate and is nearby to facilities for day to day requirements and nearby to Pear Tree Primary School, Stapeley Broad Lane Primary School, Weaver Primary School and St Annes Primary School as well as Brine Leas High School. 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 covered entrance porch with external courtesy light leads to a sectional glazed composite door which allows access to;

Reception Hall

With tiled floor, stairs ascending to first floor, three fitted push in and pull out storage units, control for central heating, radiator and doors to garage, study, utility and guest WC.

Cloakroom

With WC, contemporary wash basin with cupboard beneath, tiled floor and extractor fan.

Study/Bedroom Five 9' 0" x 7' 8" (2.74m x 2.33m)

With uPVC double-glazed window to rear elevation and radiator.

Ground Floor Utility Room 5' 3" x 8' 4" (1.60m x 2.55m)

With base and wall mounted units, wooden work surfaces with inset Belfast style sink, complimentary brick effect tiled splash back, part tiled walls. tiled floor, wall mounted gas fired central heating boiler, radiator, radiator, uPVC double glazed window and glazed door to conservatory.

Garden Room/Conservatory 9' 6" x 12' 8" (2.90m x 3.85m)

With underfloor heating, control for underfloor heating, tiled floor, two wall light points, sliding patio doors to rear garden and sliding patio doors to side patio.

First Floor Landing

With radiator, uPVC double-glazed window to front elevation incorporating plantation shutters and a door leads to:

First Floor Laundry/Utility Room 9' 2" x 8' 4" (2.80m x 2.55m)

With base and wall mounted units, work surface, tiled splashback, tiled floor, stainless steel one and a half bowl sink unit with mixer tap, uPVC double-glazed window to rear elevation incorporating plantation, plumbing for washing machine, radiator, coved ceiling, recessed ceiling lighting and a door leads to:



L-shaped Family Dining Kitchen 24' 1" x 19' 7" (7.34m x 5.96m)**Kitchen Area**

With an excellent range of base and wall mounted units, wood block work surfaces and upstands, integrated double oven and induction hob with chimney style extractor hood and light above, integrated fridge and freezer, integrated dishwasher, twin Belfast style sinks with detachable hose mixer tap, uPVC double-glazed window to front elevation with plantation shutters and recessed ceiling lighting.

Dining/Family Area

With two uPVC double-glazed windows to rear elevation incorporating plantation shutters, two radiators, space for table and chairs, television aerial point and double sectional glazed doors lead to:

Lounge 15' 10" x 9' 8" (4.82m x 2.95m)

With coved ceiling, two radiators, television aerial point, uPVC double glazed double doors to front elevation incorporating plantation shutters leading to feature Juliet balcony, central fireplace surround with tiled hearth incorporating a log effect electric stove, further gas point and door to landing.

Second Floor Landing

With loft access incorporating retractable ladder, door to airing cupboard incorporating hot water cylinder, radiator and a door leads to:

Master Bedroom 17' 7" x 10' 11" (5.36m x 3.33m)

With uPVC double-glazed window to front elevation incorporating plantation shutters, radiator, coved ceiling, control for underfloor heating to en-suite, television aerial point and a door leads to:

En-Suite Bathroom 6' 2" x 10' 11" (1.88m x 3.33m)

Superbly appointed with steam capsule and Jacuzzi style bath with shower incorporating jets and with integrated radio and sliding screen doors, black quartz topped vanity wash hand basin with drawer beneath, low level WC, black tiled floor with diamond inlay and underfloor heating, uPVC double glazed window to rear elevation incorporating plantation shutters and recessed ceiling lighting.

Bedroom Two 11' 0" x 9' 10" (3.35m x 2.99m)

With uPVC double-glazed window to front elevation incorporating plantation shutters, radiator and coved ceiling.

Bedroom Three 11' 0" x 9' 10" (3.35m x 2.99m)

With uPVC double-glazed window to rear elevation incorporating plantation shutters, radiator and coved ceiling.

Bedroom Four 9' 4" x 6' 4" (2.84m x 1.92m)

With uPVC double-glazed window to rear elevation incorporating plantation shutters and radiator.



Bathroom

With panelled bath incorporating shower taps, part tiled walls, pedestal wash basin with tiled splashback, uPVC double-glazed window to front elevation incorporating plantations shutters and radiator.

Externally

A block paved driveway stands to the front of the property providing excellent off-road parking facilities and leads to twin garages. The front area benefits from external courtesy lighting and laurel hedging to one side. The attractive low maintenance rear garden benefits from a paved patio area, artificial grass area, decked area, oak framed seating area, flowerbed borders, outside tap and feature lighting to brick boundary wall. A gate to the side allows access to the front.

Garage One 16' 0" x 9' 9" (4.88m x 2.98m)

With remote controlled electrically operated up and over door to front elevation, power and light.

Garage Two 24' 1" x 10' 11" (7.34m x 3.33m)

With remote controlled electrically operated up and over door, power, light and personal door to rear garden.

Tenure

Freehold.

Services

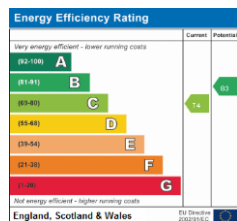
Solar panels, all main services are connected (not tested by Cheshire lamont Limited). Worcester boiler recently installed with a 5 year warranty.

Viewings

Strictly by appointment only via Cheshire Lamont.

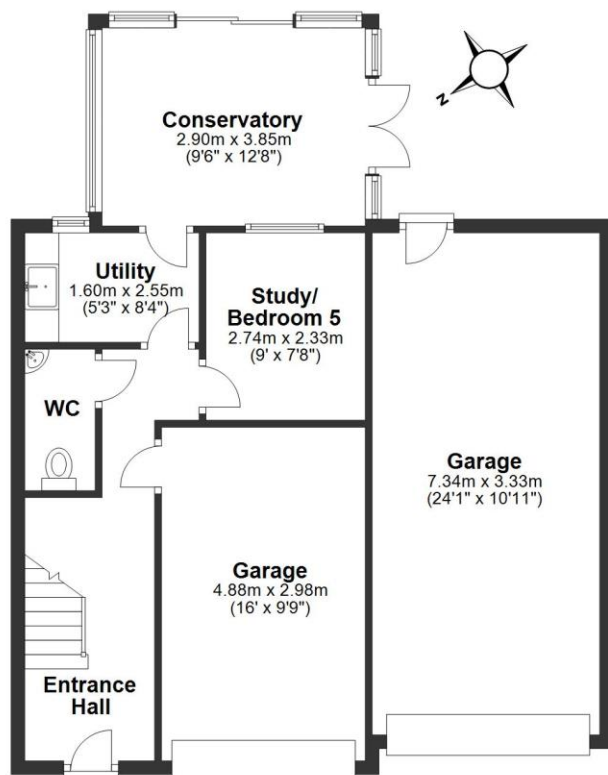
Directions

From Nantwich town centre proceed along Wellington Road and turn left at the lights onto Peter Destaplegh Way. Turn second left onto Hawksey Drive and right into Clonners Field. Turn left into Mottram Drive where the house is situated immediately on the right hand side.



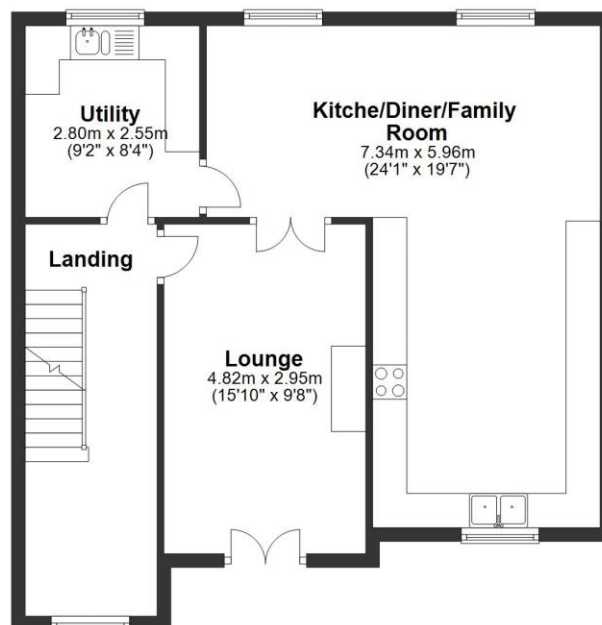
Ground Floor

Approx. 75.2 sq. metres (809.1 sq. feet)



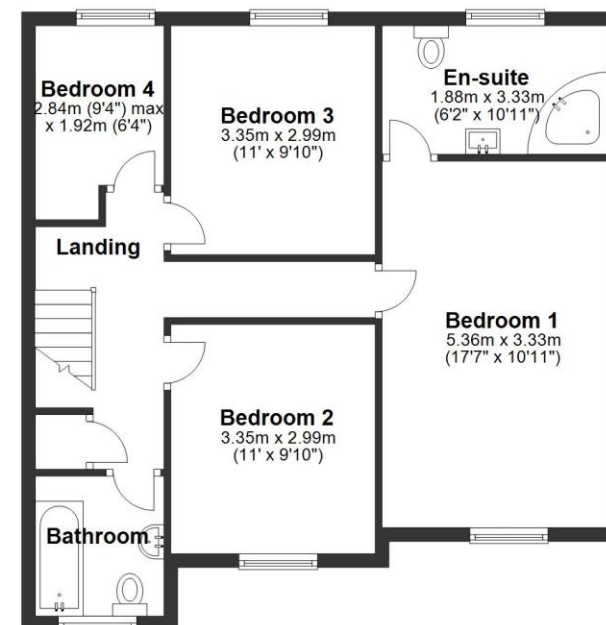
First Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



Second Floor

Approx. 65.3 sq. metres (702.8 sq. feet)





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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