



1 Hirsch Close, Nantwich CW5 6TG

CHESHIRE  
LAMONT



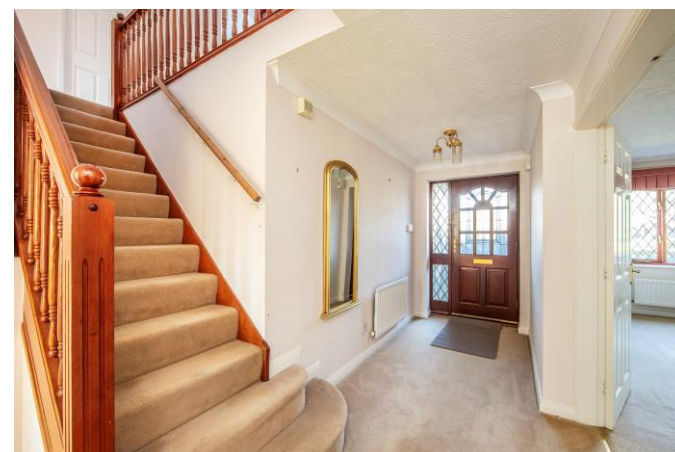
A superbly positioned spacious modern detached family home in a highly regarded location nearby to Nantwich town centre within walled south facing gardens and enjoying delightful surrounding aspects with some further potential. Available with NO CHAIN for early completion. Viewing highly recommended.

- A spacious and delightfully situated modern detached family house
- In an established highly sought after location nearby to Nantwich town centre
- With lovely surrounding aspects and south facing walled rear gardens
- Large driveway and double integral garage
- Four double bedrooms, en-suite and family bathroom
- Reception hall, cloakroom, study, dining room and dining kitchen,
- Lounge with bay window and conservatory/garden room
- Offered with NO CHAIN for early completion
- Viewing highly recommended

#### Agents Remarks

This superb house stands in a select, highly regarded established development and was constructed approximately 25 years ago by renowned builders of the time and stands in an environment benefiting from an abundance of mature woodland and trees, situated just a short walking distance from the town centre.

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.



### Local Information

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 brick-edged double width entrance drive stands to the front of the property within attractive lawned front gardens and leads to a semi-integral double garage. A paved path leads from the driveway to a recessed covered porch with a raised quarry tiled step to a sectional glazed panel door with sectional glazed side panel allowing access to:

### Reception Hall

A light and airy entrance to the property with an attractive exposed stained wooden staircase ascending to first floor galleried landing, radiator, coved ceiling and double panel doors lead to:

### Lounge 15' 7" x 12' 2" (4.76m x 3.72m)

With an attractive fireplace inset within a raised tiled hearth incorporating a living flame gas fire, diamond leaded double glazed bay window to front elevation, radiator, coved ceiling and two wall light points.

From the Reception Hall a panel door leads to:

### Dining Room 12' 1" x 12' 2" max (3.68m x 3.72m max)

With coved ceiling, radiator and a double glazed window overlooking walled rear gardens.

From the Reception Hall a panel door leads to:

### Study/Home Office 7' 8" x 6' 10" (2.33m x 2.09m)

With a double glazed window to rear elevation, radiator and coved ceiling.

From the Reception Hall a panel door leads to:



### Cloakroom

With WC, wall mounted wash basin, dado rail, radiator and double glazed window.

From the Reception Hall a panel door leads to:

### Open Plan Dining Kitchen 13' 2" x 15' 0" max (4.02m x 4.57m max)

With a range of base and wall mounted units, tiled working surfaces, four ring hob with filter canopy over, built-in double electric oven, enamel one and a half bowl sink with mixer tap, double glazed window, tiled flooring, part tiled walls, integrated dishwasher, integrated fridge and freezer, radiator, dado rail, panel door to under stairs cupboard incorporating shelving, doorway to integral double garage and a panel door leads to:

### Utility Room 6' 2" x 5' 1" (1.88m x 1.56m)

With a wall mounted gas fired central heating boiler, part tiled walls, single drainer sink with mixer tap, plumbing for washing machine, tiled flooring and double glazed door to outside.

From the Kitchen sliding patio doors lead to:

### South facing Conservatory 11' 8" x 9' 7" (3.55m x 2.91m)

With uPVC double glazed windows, uPVC double glazed doors to gardens and tiled flooring.

### First Floor Galleried Landing

With a diamond leaded double glazed window to front elevation, access to loft, panel door to airing cupboard incorporating cylinder system and a panel door leads to:

### Master Bedroom 15' 7" max x 12' 2" (4.76m max x 3.72m)

With a diamond leaded double glazed window to front elevation providing lovely aspects over the close, fitted bedroom furniture comprising cupboards, drawers and dressing table, radiator and a panel door leads to:

### Contemporary En-Suite Shower Room 12' 1" x 5' 7" (3.68m x 1.69m)

With a large wide walk-in shower cubicle, wall mounted towel radiator, WC, pedestal wash basin and double glazed window.

### Bedroom Two 13' 10" x 10' 1" (4.22m x 3.07m)

With double glazed window to rear elevation and radiator.

### Bathroom

With a panelled bath incorporating shower taps, WC, pedestal wash basin, part tiled walls, diamond leaded double glazed window and dado rail.



**Bedroom Three 12' 4" x 10' 11" (3.75m x 3.32m)**

With double glazed window to rear elevation and radiator.

**Bedroom Four 10' 7" x 10' 2" (3.22m x 3.11m)**

With double glazed window to rear elevation, radiator and built-in wardrobe.

**Externally**

The attractive south facing gardens are contained and sheltered by walling incorporating extensive paved patio terrace, lawned area, flower beds and borders.

**Tenure**

Freehold.

**Services**

All main services are connected (not tested by Cheshire Lamont).

**Viewings**

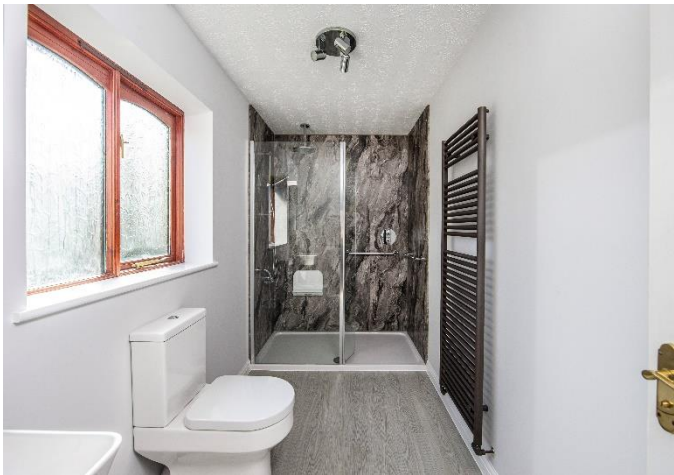
Strictly by appointment only via Cheshire Lamont.

**Directions**

Proceed along London Road and after passing The Elim Bible College turn left onto St Joseph's Way and take the second left turning onto Hirsh Close where the property is located on the corner.

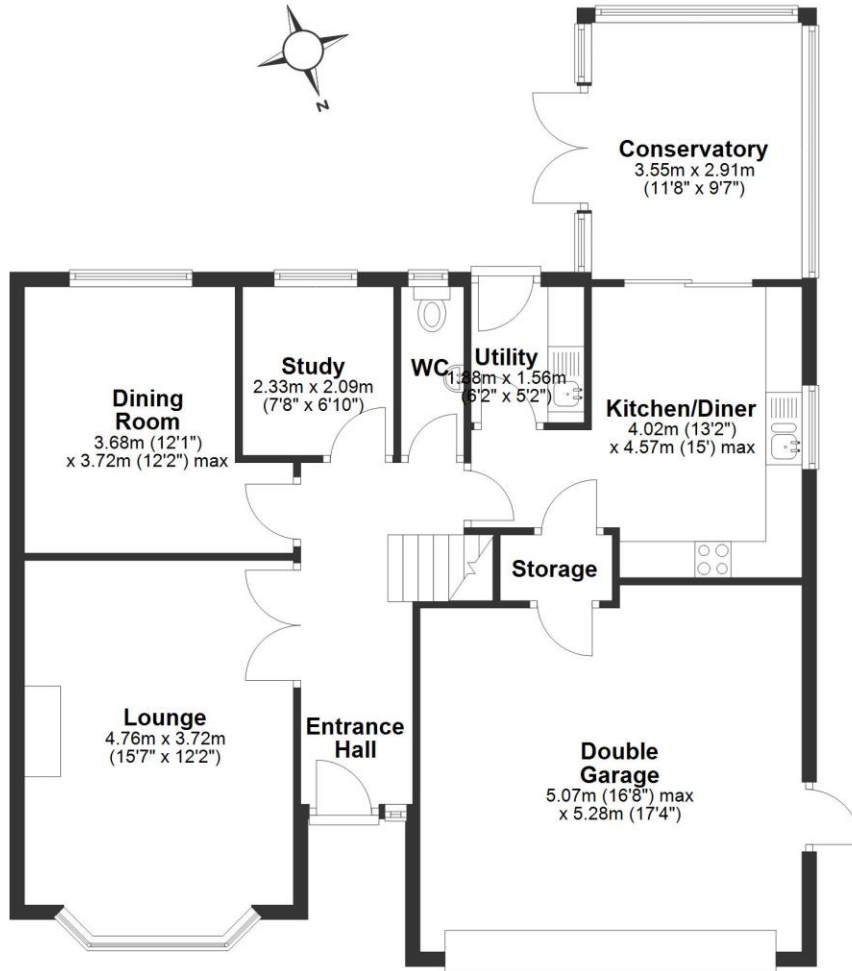


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



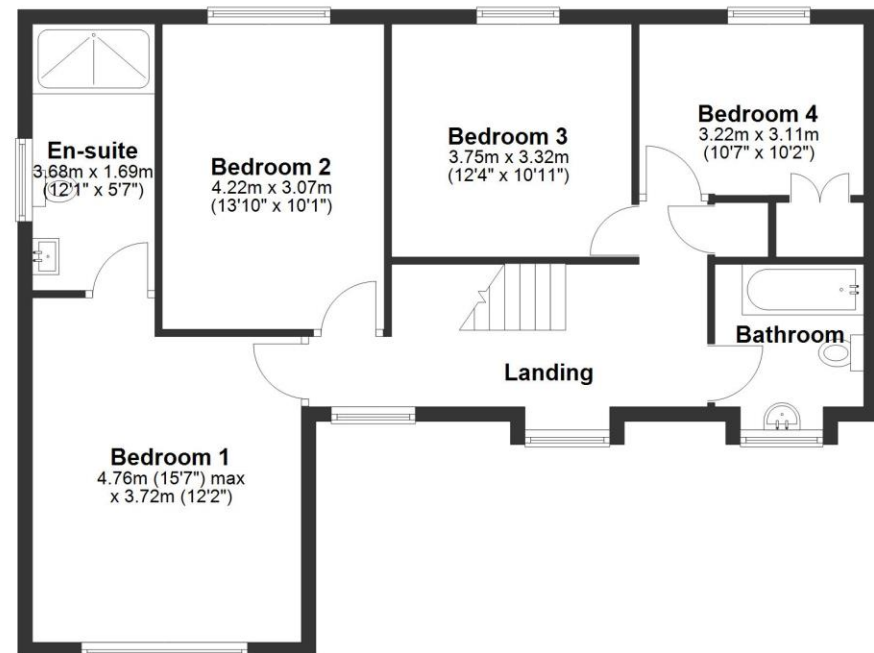
## Ground Floor

Approx. 104.4 sq. metres (1123.5 sq. feet)



## First Floor

Approx. 74.9 sq. metres (806.2 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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