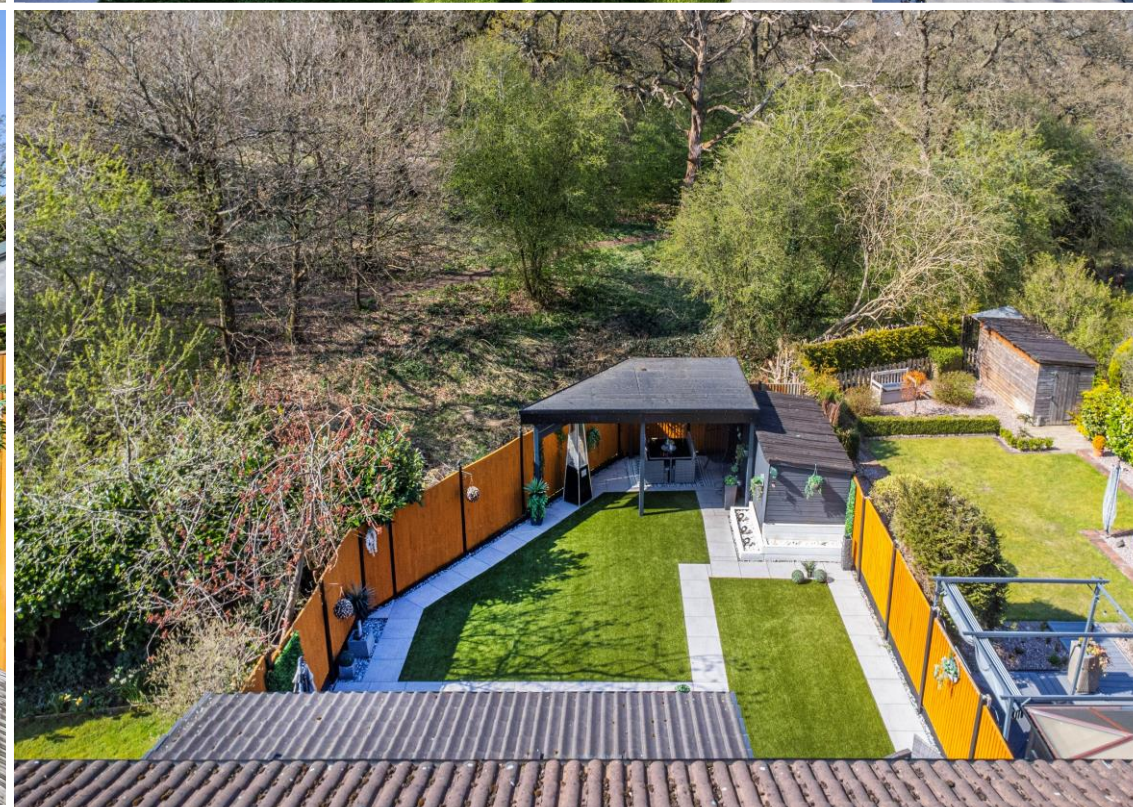
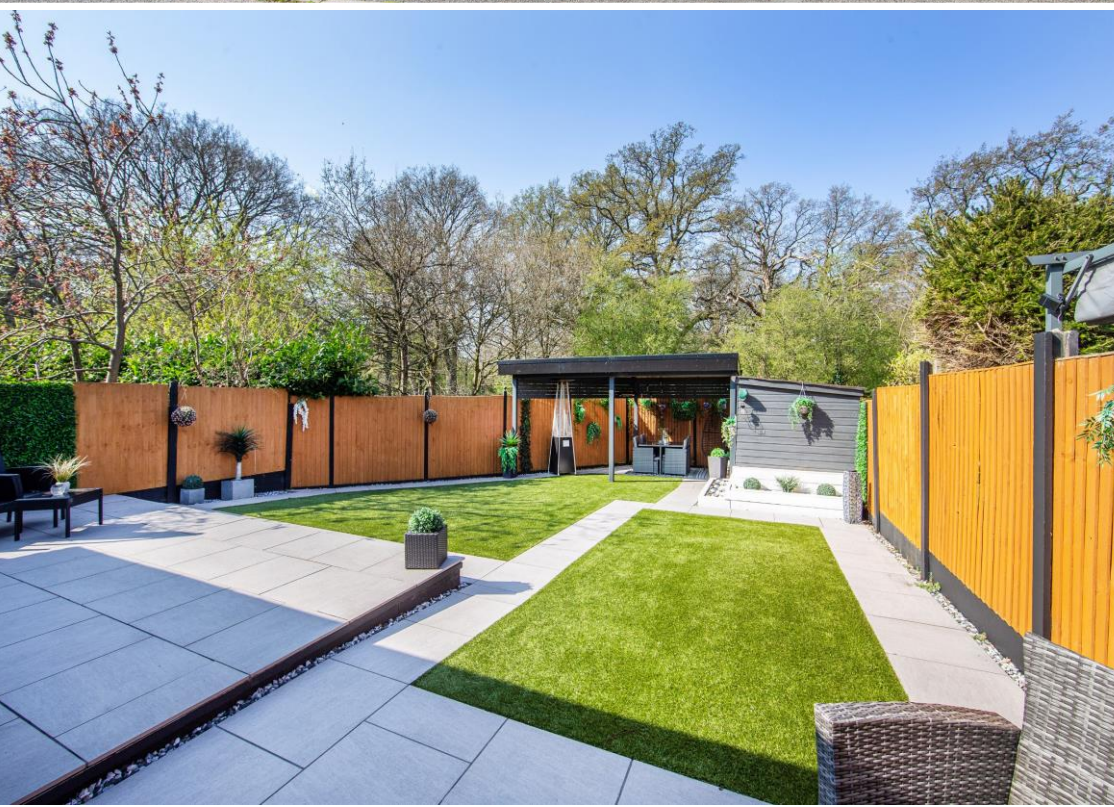




15 Ennerdale Road, Wistaston CW2 8RT

CHESHIRE  
LAMONT







A truly exceptional, impeccably extended and appointed modern four bedroom detached house exuding significant quality and style in a fine tranquil position bordering woodland providing superb features and spacious accommodation with south west facing private landscaped gardens. Viewing highly recommended.

- A stunning impeccably enhanced, extended and improved individual modern detached house
- In a fine tranquil established position in a convenient location
- With delightful private south west facing landscaped patio gardens, driveway and garage area
- Affording most deceptively spacious and impressively appointed accommodation
- Superb garden room extension with bi-folding doors to two sides
- Vaulted master bedroom with en-suite shower, luxurious contemporary bathroom with wet floor shower room
- Three further double bedrooms
- Impressive fully appointed open plan family dining kitchen, utility room and cloakroom
- Bay fronted lounge and open aspects through the property to the rear gardens
- An exceptional property, viewing highly recommended

#### Agents Remarks

This superb family house has been comprehensively extended and improved to a significant standard and provides exceptional features and accommodation of great appeal. The property stands in a highly convenient and established location between Crewe and historic Nantwich. 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

The property is set back from the road behind an attractive double width herringbone block paved driveway which leads to an integral single garage area. A lawned garden area stands to the front of the property and the driveway continues to a pillared recessed covered porch with a high quality uPVC double glazed composite door allowing access to:

### Reception Hall

A delightful entrance to the property with lovely aspects through a glazed door to the rear gardens, glazed staircase ascending to first floor, radiator, recessed ceiling lighting, coved ceiling and a panel door leads to:

### Cloakroom

With a wash basin incorporating cupboard beneath, WC, radiator, half height panelled walls, tiled flooring, coved ceiling and a uPVC double glazed window.

From the Reception Hall a panel door leads to:

### Lounge 20' 3" x 11' 5" (6.16m x 3.48m)

A superb reception room with a uPVC double glazed box bay window to front elevation, coved ceiling, wall mounted feature fireplace, radiator and a sectional glazed door leads to:

### Open Plan Family Dining Kitchen 27' 0" x 14' 10" (8.22m x 4.53m)

With lovely open aspects to a large Garden Room extension to rear. Impeccably appointed with a stunning range of high quality white gloss fronted base and wall mounted units, attractive quartz working surfaces, integrated wine fridge, integrated dishwasher, built-in Bosch electric oven and grill with built-in microwave above, integrated fridge, underslung one and a half bowl sink with mixer tap, central dining island incorporating a 5-ring hob and with cupboards beneath, recessed ceiling lighting, 2 column radiators, uPVC double glazed double doors to patio gardens enjoying fine aspects, deep storage cupboard and open access leads to:

### Stunning Contemporary Garden Room 17' 5" x 11' 1" (5.31m x 3.39m)

Providing lovely aspects over attractive south west facing rear gardens via full width 5-panel bi-folding doors to rear elevation and 4-panel bi-





folding doors to side elevation, two overhead rooflights, two contemporary column radiators and fitted blinds.

From the Kitchen a panel door leads to:

**Utility Room 9' 1" x 8' 8" (2.78m x 2.63m)**

With four wall mounted cupboards, plumbing for washing machine, space for further appliance, base unit, cupboard incorporating a wall mounted Worcester combination gas fired central heating boiler, space for an American fridge freezer, wall mounted radiator and a panel door leads to:

**Integral Garage Area 8' 8" x 6' 9" (2.63m x 2.07m)**

With a roller door to front, light and power.

**First Floor Landing**

With coved ceiling, access to loft, recessed ceiling lighting and a panel door leads to:

**Master Bedroom 16' 0" x 12' 2" (4.88m x 3.71m)**

A superb room with uPVC double glazed windows to front elevation, radiator, range of full height fitted wardrobes and steps ascend to:

**En-Suite Shower Area**

With fully tiled shower cubicle and towel radiator.

**Bedroom Two 17' 4" x 8' 4" (5.28m x 2.55m)**

With two uPVC double glazed windows to rear elevation, coved ceiling, recessed ceiling lighting and radiator.

**Bedroom Three 15' 11" x 8' 3" (4.85m x 2.51m)**

A superbly appointed vaulted room with exposed ceiling beams, radiator, recessed ceiling lighting and uPVC double glazed window to front elevation.

**Bedroom Four 9' 5" x 8' 5" (2.87m x 2.57m)**

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

**Stunning Family Shower Room**

With a large walk-in shower cubicle incorporating a full height screen and rain shower over, WC, vanity wash basin with cupboards beneath, towel radiator, uPVC double glazed window, recessed ceiling lighting and tiled flooring.

**Externally**

The property is set back from the road behind a wide double width driveway with delightful rear gardens adjoining attractive woodland which are impeccably appointed with extensive paved terrace and patios, artificial lawned areas and a superb covered chill out area.





**Tenure**  
Freehold.

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

**Viewings**  
Strictly by appointment only via Cheshire Lamont.

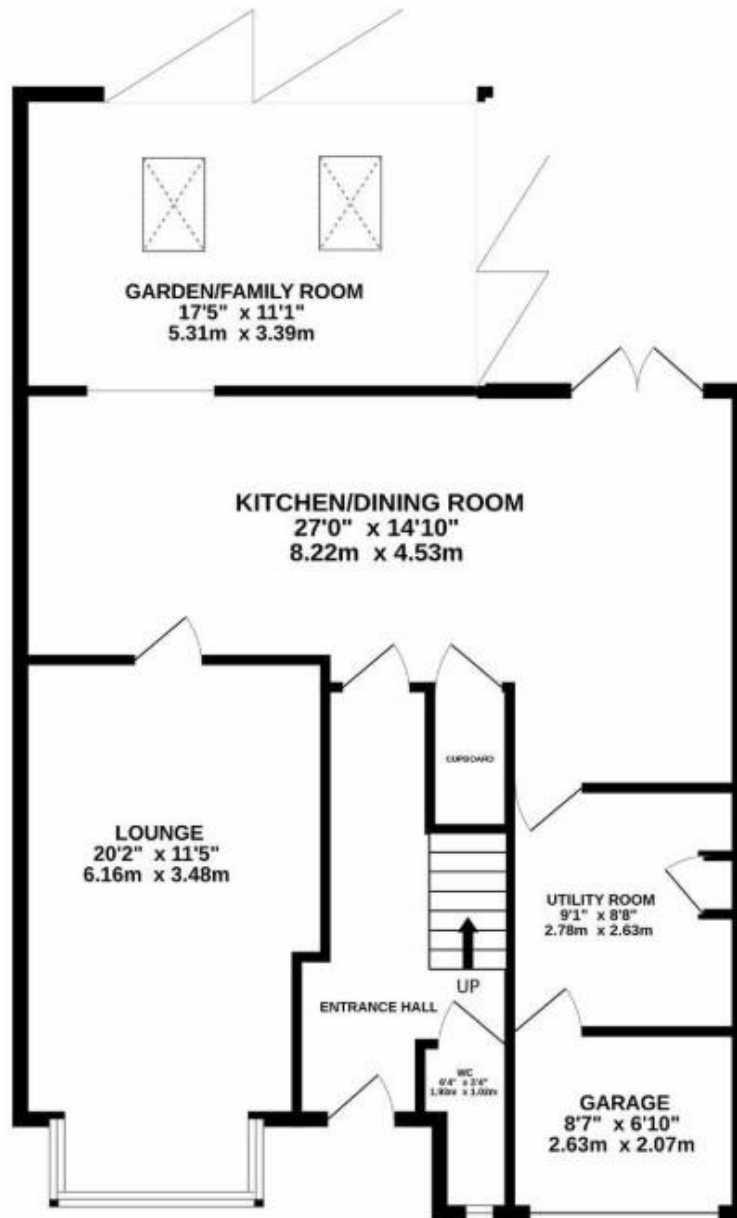
**Directions**  
From Nantwich proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side. Proceed to the Rising Sun public house and turn right at the traffic lights onto Wistaston Green Road. Continue along the road, down the dip and turn left into Windermere Road, continue to Bowness and turn left into Ennerdale Road where the property is situated on the left hand side.



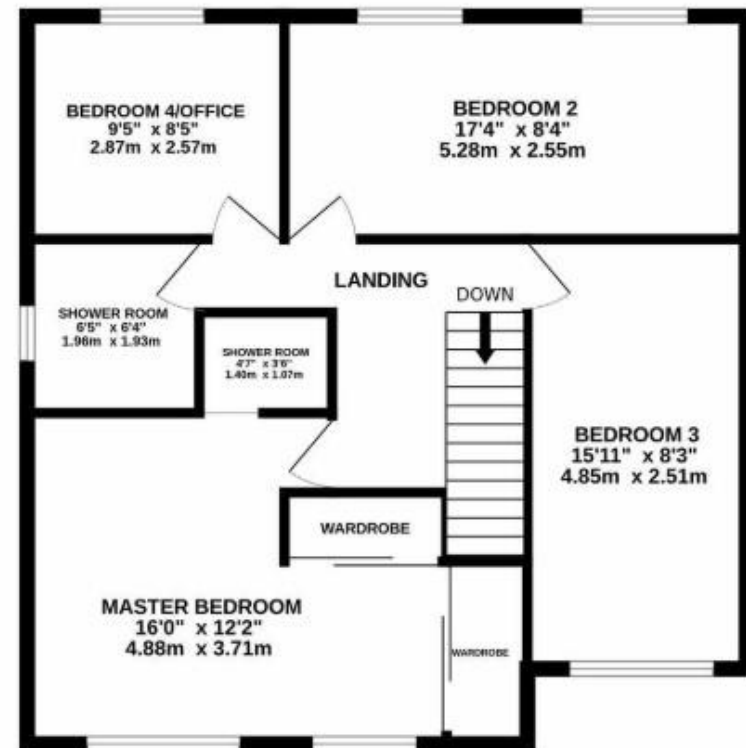
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.







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.

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

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