



115 Crewe Road, Nantwich CW5 6JN

CHESHIRE
LAMONT



A considerably extended and most deceptively spacious house standing in an elevated position within fine surroundings in a highly sought after situation upon Crewe Road nearby to the town centre providing excellent accommodation and features with large established rear gardens affording great surrounding aspects. Viewing highly recommended.

- A superbly positioned and most spacious property in a fine location
- Upon a large established elevated garden plot with lovely surrounding aspects
- Providing extended and enhanced accommodation to 2300 sqft
- Standing in delightful gardens and within walking distance of the town centre
- Stunning lounge and additional sitting room, fully appointed dining kitchen
- Large reception dining hall, study/bedroom five with patio doors to garden, cloakroom and utility room
- Exceptional master bedroom with contemporary en-suite, four further bedrooms and fully appointed bathroom
- Enjoying delightful features and great aspects to all sides
- Viewing highly recommended

Agents Remarks

This spacious house was built to a very high standard in the 1950's and has subsequently been extended to provide a ground floor study/bedroom five and a fully appointed first floor master bedroom with en-suite. The house provides excellent aspects over Crewe Road and to the rear where there are extensive lawned gardens and a large patio benefits from a retractable awning. 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 pillared wall and an extensive brick edged driveway stands to the front providing exceptional parking facilities. Circular feature steps lead to a handsome pitched canopy porch with a high quality uPVC double glazed composite door allowing access to:

Reception/Dining Hall

A stunning spacious entrance to the property with a uPVC double glazed window to front elevation, hardwood spindle staircase ascending to first floor galleried landing, high quality oak effect flooring, coved ceiling radiator within panel, archway to Inner Hall and a hardwood panel door leads to:

Sitting Room 18' 11" x 11' 3" max (5.76m x 3.43m max)

Beautifully appointed with an attractive stone effect fireplace incorporating a living flame gas fire upon marbled hearth, uPVC double glazed windows to front and side elevations, radiator, uPVC double glazed door to outside, coved ceiling and handsome hardwood sectional glazed double doors within glazed side panels lead to Lounge.

From the Reception Hall handsome sectional glazed hardwood double doors within surround lead to:

Spacious Lounge with Dining Area 15' 2" x 24' 10" (4.62m x 7.58m)

Enjoying lovely aspects over the attractive rear gardens via uPVC double glazed double doors and a wide uPVC double glazed window, central gas fire set within handsome surround upon hearth, recessed ceiling lighting, high quality oak effect flooring and radiator within panel.

From the Reception Hall a hardwood door leads to:

Large Dining Kitchen 20' 0" x 10' 10" (6.09m x 3.31m)

Comprehensively appointed with a superb range of high quality oak fronted base and wall mounted units, attractive granite working surfaces with complimentary upstands, large Stoves kitchen range with filter canopy above, integrated dishwasher, twin bowl sink with mixer tap, display shelving and cupboards, high quality light oak effect



flooring, plumbing for American fridge freezer, uPVC double glazed windows to front elevation providing attractive aspects, uPVC double glazed window to side elevation, recessed ceiling lighting, contemporary wall mounted radiator and a folding sectional glazed door leads to:

Inner Hallway

With arch to Reception Hall and a hardwood door leads to:

Study/Bedroom Five 13' 8" max x 10' 10" (4.17m max x 3.31m)

With uPVC double glazed double doors incorporating full height glazed panels to rear gardens and patio incorporating a retractable electrically operated canopy, radiator within panel and coved ceiling,

From the Inner Hall a hardwood door leads to:

Cloakroom with Laundry Room

Cloakroom 5' 7" x 7' 7" (1.71m x 2.31m)

With WC, tiled flooring, uPVC double glazed window, deep Belfast sink with mixer tap, recessed ceiling lighting and open access to:

Laundry Room

With plumbing for washing machine, wall mounted cupboards, shelving and vent for tumble drier.

Spacious First Floor Galleried Landing

With uPVC double glazed windows to front elevation providing lovely aspects along Crewe Road, door to linen cupboard incorporating shelving, radiator within panel, door to storage cupboard incorporating railing and shelving, access to loft space, coved ceiling and a door leads to:

Master Bedroom 21' 0" max x 10' 10" (6.41m max x 3.31m)

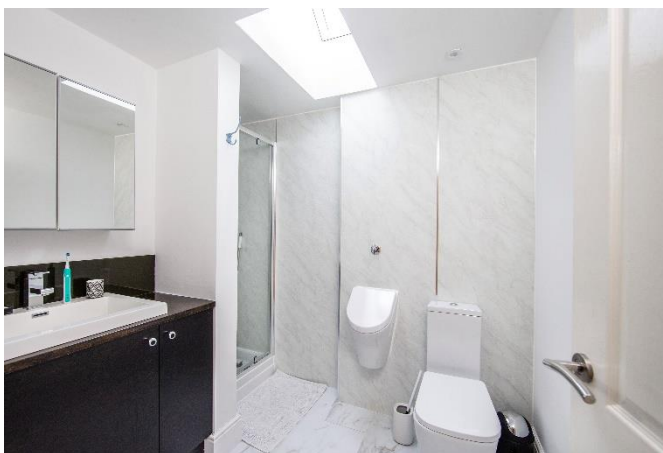
Beautifully appointed with high overhead chimney Velux window, uPVC double glazed window to rear elevation incorporating fitted plantation shutters, lovely range of high quality fitted bedroom furniture comprising full height corner fitted wardrobes incorporating shelving and drawers, bedside cabinets and a door leads to:

En-Suite Shower Room

With a wall mounted urinal, WC, wash basin within surround incorporating cupboards beneath and upon granite plinth, large walk-in shower cubicle with overhead shower, recessed ceiling lighting and extractor fan.

Contemporary Family Bathroom 12' 0" x 10' 10" max (3.66m x 3.31m max)

Beautifully appointed with a stunning suite comprising a panelled bath incorporating shower taps to side, bidet, tiled walls, tiled flooring, vanity wash basin with drawers beneath, WC, large walk-in shower



enclosure with overhead shower, contemporary wall mounted radiator and uPVC double glazed window.

Bedroom Two 10' 7" x 13' 1" (3.23m x 3.98m)

With a uPVC double glazed window to rear elevation providing lovely aspects, radiator and high quality oak effect flooring.

Bedroom Three 11' 11" x 11' 6" (3.62m x 3.51m)

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

Bedroom Four 9' 4" x 9' 8" (2.85m x 2.94m)

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

Externally

The property enjoys fine aspects and views and stands in an exceptional situation with attractive established gardens extending to the side and rear bordered by low walling incorporating a raised lawned garden area which is bordered further by high wooden panel fencing. A most useful professionally constructed superior garden workshop stands to the side of the house. The gardens benefit further from mature trees and a retractable electrically operated canopy.

Tenure

Freehold.

Services

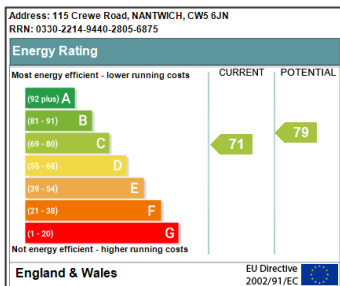
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

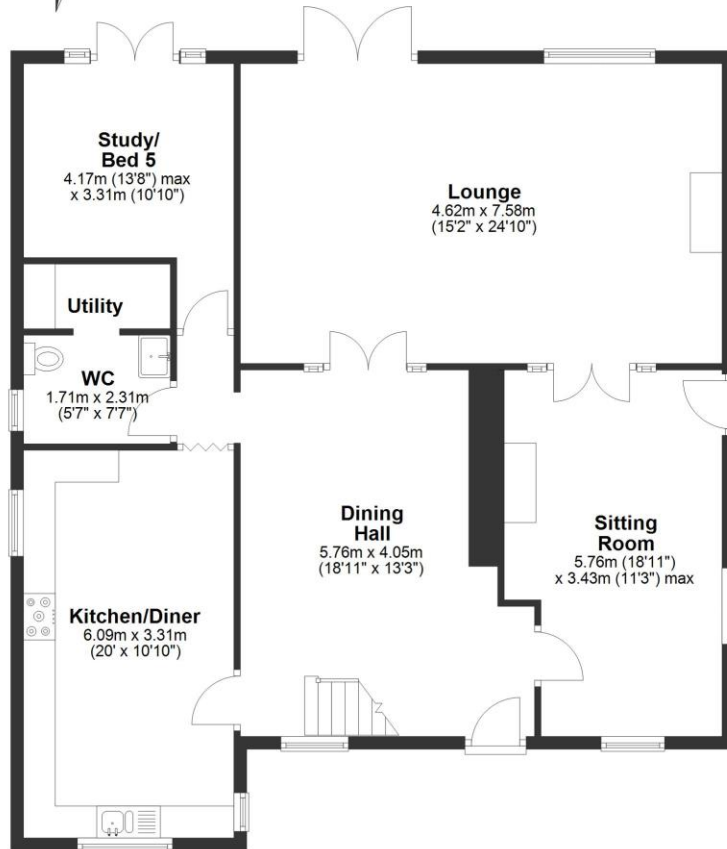
From Nantwich proceed along Crewe Road towards Willaston and the property is on the left hand side.





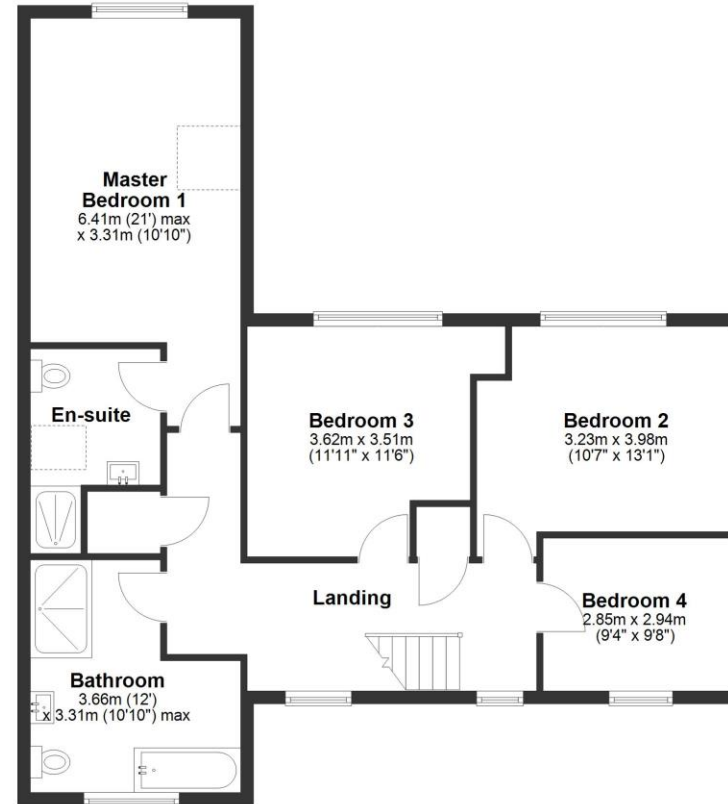
Ground Floor

Approx. 120.5 sq. metres (1297.0 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.1 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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