



11 South Crofts, Nantwich CW5 5SG

CHESHIRE
LAMONT



A simply outstanding four bedroom bay fronted period house situated upon the highly popular South Crofts within the heart of historic Nantwich affording impeccably appointed, stylish accommodation incorporating high quality features and fixtures arrayed over three floors and benefiting from enclosed private gardens and parking. Viewing highly recommended.

- A most handsome bay fronted period town house
- Situated in a prestigious and sought after location in the town centre
- Providing superbly appointed accommodation of immense appeal arrayed over three floors
- In a fine historic row of period properties retaining much original charm and character
- With parking spaces to rear
- Four bedrooms, main family bathroom and ensuite to main bedroom
- Lounge with bay window and separate sitting room with patio doors to garden
- Superbly appointed and extensive family dining kitchen with patio doors to garden and ground floor WC
- Attractive garden to front and partially walled lawned and patio gardens to rear
- Early viewing highly recommended

Agents Remarks

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

Enjoying delightful aspects to the front, the property is set back from South Crofts behind an attractive stone capped wall with a pillared pedestrian wrought iron gate allowing access over a paved path with established front gardens which continues to a handsome period panel door within porch surround which leads to:

Reception Hall

A lovely entrance to the property with high moulded coved ceiling, dado rail, quarry tiled flooring, staircase ascending to first floor, radiator and a panel door leads to:

Sitting Room 13' 11" x 11' 11" (4.23m x 3.63m)

A beautifully appointed room with uPVC double glazed sliding patio doors to rear garden, high coved ceiling, attractive fireplace with cast iron grate inset within surround, radiator, partially glazed door to kitchen and sectional glazed double doors lead to:

Lounge 13' 10" x 11' 11" (4.21m x 3.63m)

A most impressive reception room with a double glazed bay window to front elevation, radiator, arched living flame gas fire inset within attractive surround, moulded coved ceiling, picture rail, fitted shelving and low level cupboards.

From the Sitting Room a sectional glazed panel door leads to:

Impressive Kitchen with Dining and Living Area 25' 10" x 8' 5" (7.88m x 2.57m)

Kitchen Area

Comprehensively appointed with a superb range of high quality base and wall mounted units, attractive white quartz working surfaces, complimentary upstands, SMEG five ring gas hob within recessed chimney breast incorporating filter canopy over, built-in electric oven with microwave oven above, integrated fridge and freezer, integrated dishwasher, integrated washing machine, underslung single drainer one and a half bowl sink with mixer tap, household implement cupboard, two double glazed windows to side elevation, tiled flooring, high ceiling incorporating recessed ceiling lighting, radiator and open access to:

Sitting/Dining Area

With lovely aspects over attractive private rear garden via double glazed double doors and tiled flooring.

From the Kitchen Area a panel door leads to:



Under Stairs Cloakroom

With WC, wall mounted wash basin and tiled flooring.

First Floor Landing

Attractively appointed with a staircase ascending to second floor, chimney Velux light, high moulded coved ceiling, radiator and a pine panel door leads to:

Master Bedroom 13' 10" x 15' 6" (4.21m x 4.73m)

With two double glazed windows to front elevation providing lovely aspects, full height fitted wardrobe incorporating railing and shelving, pine door to storage cupboard, radiator and a pine door leads to:

En-Suite Shower Room

With a shower cubicle, WC, vanity wash basin with drawers beneath, chrome towel radiator, attractive flooring and recessed ceiling lighting.

Bedroom Two 13' 10" x 8' 8" (4.22m x 2.65m)

With a double glazed sash window to rear elevation providing attractive aspects and radiator.

Bathroom

With a panel bath incorporating shower over, vanity wash basin incorporating cupboard beneath, WC, chrome radiator, tiled walls, attractive flooring and double glazed window.

Bedroom Three 13' 7" x 8' 6" (4.13m x 2.58m)

With uPVC double glazed windows side and rear elevations, radiator and fitted wardrobes incorporating railing and shelving and additional cupboard incorporating a lagged cylinder.

Second Floor Bedroom 26' 5" x 15' 8" (8.05m x 4.77m)

A superb room with two Velux windows providing outstanding aspects, feature brick walling, eaves storage cupboards, further cupboards and radiator.

Externally

The property benefits from a most attractive rear garden, enclosed within fencing and high walling with an extensive paved patio area, lawned garden area, established conifers, rose trees and bushes. A path leads through the garden to a brick built slate tiled building providing storage at the rear of the property, with a pedestrian gate allowing access to the rear and to parking spaces.

Tenure

Freehold.



Services

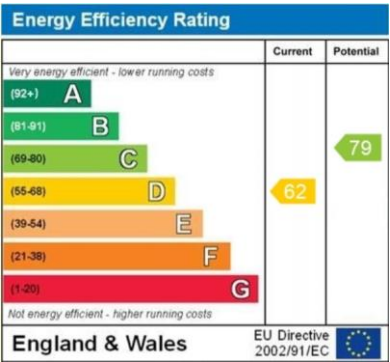
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

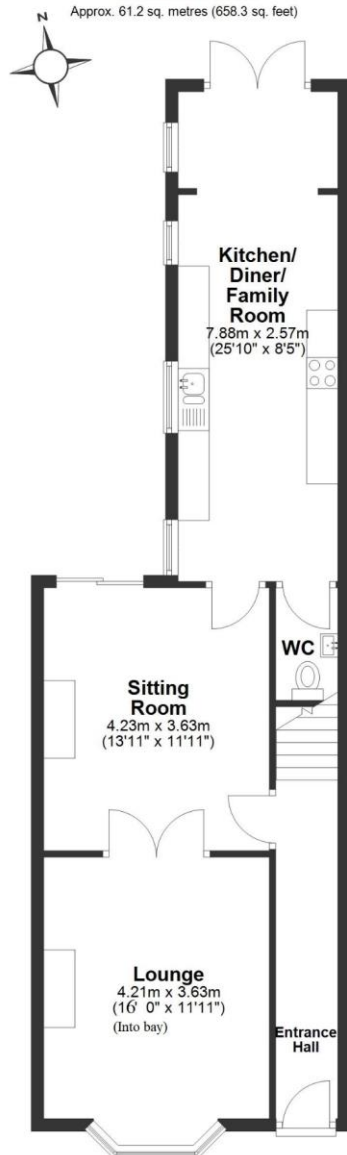
Directions

From Nantwich Church proceed on foot past the historic market hall and continue along Monks Lane with the Dysart Buildings on the left hand side until reaching South Crofts. Bear right and the property is on the left hand side.



Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.1 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