



42 Dairyfields Road, Willaston CW5 7TD

CHESHIRE
LAMONT

A superbly positioned and appointed four bedroom spacious modern detached family house upon a small select estate in a corner position within Willaston Village centre providing well arrayed accommodation of great appeal with a walled garden, driveway and garage. Viewing recommended.

- A delightfully presented modern detached family home
- Situated upon a small select sought after development within Willaston Village
- Benefiting from a corner position with walled, lawned gardens and pleasant aspects
- Spacious lounge with bay window to side elevation
- Superbly appointed open plan family dining kitchen, utility room and cloakroom
- Four double bedrooms with family bathroom and ensuite to master bedroom
- Presented and appointed throughout to a very high standard
- Within walking distance of day to day facilities in Willaston and highly sought after junior schooling
- In a fine location nearby to historic Nantwich
- Early viewing recommended

Agents Remarks

This newly constructed detached family home benefits from highly efficient heating and insulation standards and is attractively appointed and designed throughout. The property stands within a small, select development and is located within the popular village of Willaston which provides excellent junior schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich.

Property Details

Steps lead to an attractive approach with a galleried tiled canopy porch which leads to a high quality composite door allowing access to:

Spacious Reception Hall

With an oak railed staircase ascending to first floor galleried landing, radiator, door to under stairs storage cupboard, high quality oak effect flooring and a door leads to:



Lounge 21' 0" x 11' 8" (6.40m x 3.55m)

A beautifully appointed reception room with a uPVC double glazed window to front elevation incorporating fitted plantation shutters, uPVC double glazed box bay window to side elevation incorporating fitted plantation shutters, radiator and television aerial point.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin, radiator and oak effect flooring.

From the Reception Hall a door leads to:

Open Plan Family Dining Kitchen 21' 0" x 11' 8" (6.40m x 3.55m)**Kitchen Area**

Comprehensively equipped with a superb range of high quality base and wall mounted units, built-in double electric oven, integrated dishwasher, integrated fridge and freezer, five ring gas hob with filter canopy over, attractive upstands, dining counter, one and a half bowl sink unit with mixer tap, uPVC double glazed window to front elevation incorporating fitted plantation shutters and recessed ceiling lighting.

Family/Dining Area

Enjoying lovely aspects over the rear walled gardens via uPVC double glazed double doors with uPVC double glazed side panels, television aerial point, radiator and a door leads to:

Utility Room

With wall mounted cupboards, cupboard incorporating a wall mounted Worcester gas fired central heating boiler, plumbing for washing machine, single drainer sink unit with mixer tap, recessed ceiling lighting and uPVC double glazed door to outside.

First Floor Galleried Landing

With access to loft, radiator and a door leads to:

Master Bedroom 11' 9" max x 11' 0" max (3.58m x 3.35m)

With a uPVC double glazed window to side elevation incorporating fitted plantation shutters, radiator, fitted double wardrobes incorporating railings and shelving, television aerial point and a door leads to:

En-Suite Shower Room

With a shower cubicle, WC, pedestal wash basin, part tiled walls, tiled flooring, uPVC double glazed window and radiator.

Bedroom Two 11' 10" x 10' 5" (3.60m x 3.17m)

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



Bedroom Three 11' 9" max x 9' 7" max (3.58m max x 2.92m max)
With a uPVC double glazed window to front elevation providing lovely aspects and radiator.

Bedroom Four 10' 3" x 10' 1" (3.12m x 3.07m)
With a uPVC double glazed window to side elevation and radiator.

Family Bathroom

With a panel bath incorporating shower taps, half tiled walls, pedestal wash basin, WC, uPVC double glazed window, towel radiator, door to airing cupboard incorporating pressurized cylinder system,

Externally

The property benefits from a delightful corner position with a walled garden incorporating a lawned garden area bordered by flower beds, borders and shrubs and a path leads to a pedestrian gate allowing access to a driveway and garage to the side of the property.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

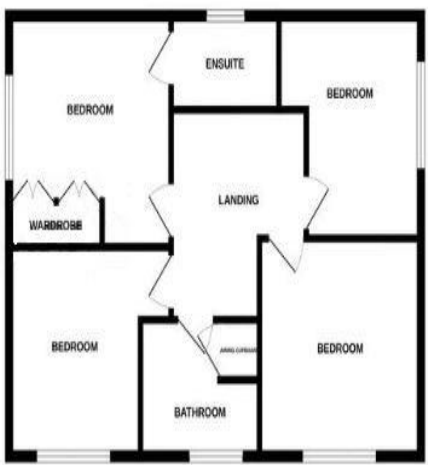
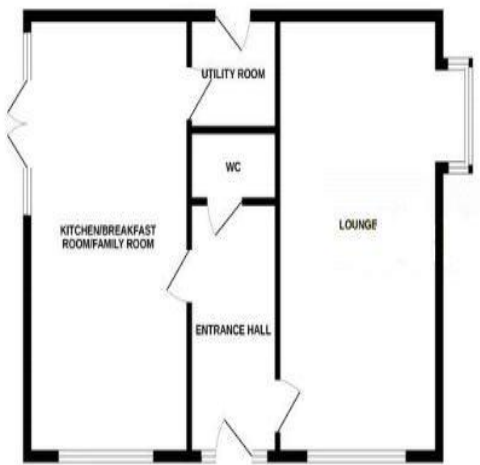
Directions

From Nantwich proceed along Crewe Road to the Peacock roundabout and turn 3rd right into Park Road. Proceed to the end and turn right over the railway line and take the next left into Eastern Road and turn left into Dairyfields Road.

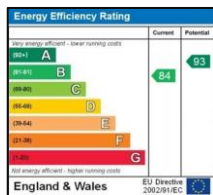


GROUND FLOOR

1ST FLOOR



Note: Floor Plans are for identification purposes only and Not to Scale



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