



“Joyville”, 33 Green Lane, Willaston CW5 7HY

CHESHIRE
LAMONT

A spacious detached bungalow standing in a most generous plot within the highly regarded village of Willaston providing well arrayed accommodation with superb potential for further enhancement and benefiting from large front and rear gardens, extensive driveway and detached garaging. NO CHAIN for early completion. Viewing highly recommended.

- A spacious detached bungalow
- Situated within the highly regarded village of Willaston and nearby to historic Nantwich
- With delightful landscaped gardens to the front and south facing gardens to the rear
- Benefiting from an extensive paved driveway and detached garage
- Superb potential for further enhancement and modernisation
- Large entrance porch, hallway, lounge with fireplace and spacious kitchen
- Two double bedrooms, bathroom with shower and separate WC
- NO CHAIN for early completion
- Viewing highly recommended

Agents Remarks

"Joyville" stands in a fine position within the sought after village of Willaston which provides excellent primary schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich. The bungalow offers superb potential for further enhancement and modernisation if required and is available with NO CHAIN for an early completion. Nearby 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 stands behind brick walling incorporating wrought iron railings with wrought iron gates allowing access to an extensive Indian stone paved driveway that continues to the side of the house to a detached garage. An Indian stone paved pathway leads to a high quality double glazed door with full height double glazed side panels allowing access to:

Large Entrance Porch 17' 5" x 4' 9" (5.30m x 1.44m)

With double glazed windows to front elevation, large feature double glazed window to Lounge, coved ceiling, radiator, wall light points and a sectional double glazed door leads to:

Hallway 6' 0" x 5' 8" (1.82m x 1.72m)

With coved ceiling, radiator and an oak door leads to:

Lounge 14' 7" x 14' 4" (4.45m x 4.36m)

A spacious reception room with lovely aspects over the rear gardens via large double glazed window, stone fireplace with television plinths and niches and incorporating a coal effect gas fire, double glazed window to Entrance Porch, radiator, wall light points, coved ceiling and an oak door leads to:

Kitchen 19' 0" x 9' 3" (5.79m x 2.83m)

A spacious Kitchen with an extensive range of oak fronted base and wall mounted units, low level oak fronted cupboards, marble effect working surfaces, built-in electric oven, four ring gas hob with extractor over, plumbing for washing machine, integrated fridge and freezer, single drainer one and a half bowl sink with mixer tap, tiled walls, double glazed window to front and side elevations, coved ceiling, sectional double glazed door to outside and door to pantry cupboard incorporating shelving and wall mounted gas fired central heating boiler.

From the Hallway an oak door leads to:

Bedroom One 13' 1" x 12' 2" (4.00m x 3.72m)

With three double glazed windows to front elevation providing lovely aspects over the landscaped front gardens, radiator and coved ceiling.

Bedroom Two 11' 9" x 9' 9" (3.59m x 2.98m)

With a double glazed window overlooking rear gardens, herringbone wood block flooring, radiator and coved ceiling.

Bathroom 8' 1" x 6' 1" (2.47m x 1.85m)

With a panel bath incorporating seat and with electric shower over, pedestal wash basin, fully tiled walls, antique style towel radiator, door to linen store, double glazed window and extractor fan.



Separate WC

With a WC, double glazed window and fully tiled walls.

Externally

The bungalow stands in an extensive plot with delightful large established landscaped gardens to the front incorporating an abundance of mature specimen plants, tree and shrubs with a long paved driveway providing superb parking facilities for numerous vehicles that leads to a detached garage. The south facing rear gardens benefit from a lawned garden area, mature plants and trees, gravel pathways, decked terrace within balustrade, outside tap and a useful garden cabin.

Detached Garage 17' 0" x 8' 11" (5.17m x 2.72m)

With an electrically operated roller door to front, double glazed windows to side elevation and double glazed personal door to side.

Tenure

Freehold.

Services

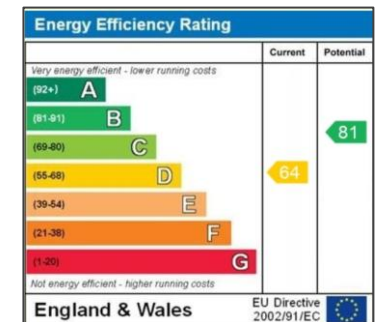
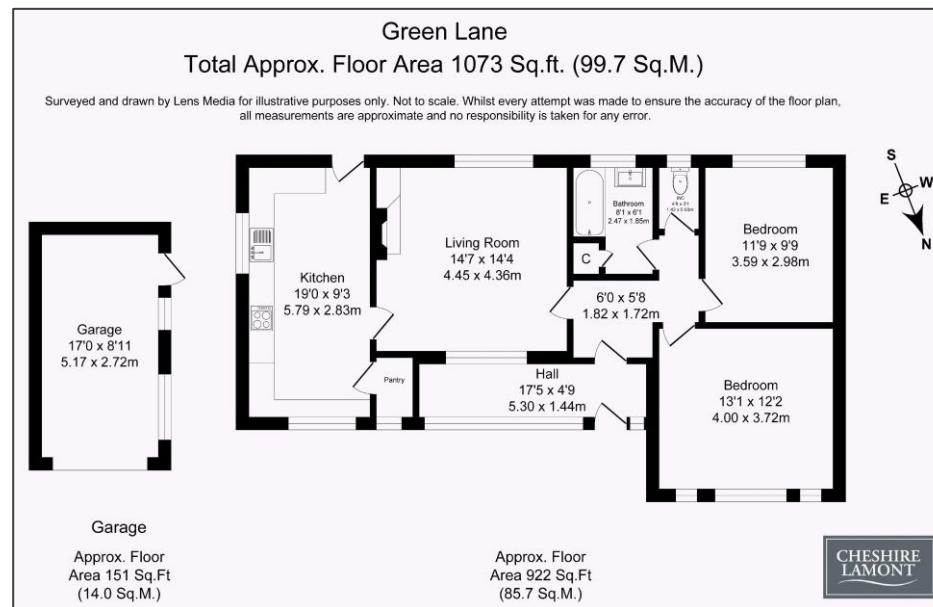
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Road over the level crossing and continue over the traffic lights and past Cheerbrook Farm on the left. At the roundabout take the 2nd exit onto Cheerbrook Road and continue to the end of the road. Go straight over onto Green Lane and the bungalow is on the right hand side.



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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