



3 Burgess Close, Stapeley, Nantwich CW5 7GB

CHESHIRE
LAMONT



An exceptional and most handsome superior five bedroom detached residence in the corner of a select tranquil close providing well arrayed and appointed accommodation of style over three floors within established south west facing gardens, double garaging and with a stunning garden room extension. NO CHAIN. Viewing highly recommended.

- A superior three storey five bedroom detached residence
- Set within established private south west facing gardens upon a premium residential development
- Of significant style with fine architectural detail and large garden room extension
- Within the corner of a tranquil select close within walking distance of Nantwich town centre
- Affording spacious well arrayed and appointed accommodation to 3000 sqft
- Gracious reception hall, lounge with bay to rear and fireplace, sitting room, cloakroom and WC
- Fully appointed living family dining kitchen and stunning lantern roofed garden room/orangery
- Master bedroom with dressing area and en-suite shower room, two further bedrooms and luxurious bathroom
- Two second floor bedrooms, large walk-in attic room and shower room
- Large driveway and detached double garaging. NO CHAIN

Agents Remarks

This stunning house of superior design and construction was built by renowned Bloor Homes and stands in a delightful tranquil cul-de-sac providing superb design and features throughout and has been considerably enhanced with the addition of a most spacious garden room overlooking the south west facing rear gardens. The house stands in a lovely situation and is located nearby to facilities for day to day requirements and to Pear Tree Primary School, Broad Lane Primary School, Weaver Primary School, St Anne's Primary School and Brine Leas Senior School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.



Property Details

A paved path leads through lawned front gardens to:

Handsome Stone Pillared Porch

With quarry tiled step, courtesy light and a high quality composite door allows access to:

Reception Hall

A delightful entrance to the property with high moulded coved ceiling, staircase with quarter landing ascending to first floor, panel door to under stairs cupboard, radiator and a panel door leads to:

Cloakroom

With WC, pedestal wash basin, half tiled walls, moulded coved ceiling, uPVC double glazed window and radiator.

From the Reception Hall a panel door leads to:

Sitting Room/Home Office 14' 11" x 10' 4" (4.54m x 3.14m)

With three uPVC double glazed windows to front elevation, two radiators and high moulded coved ceiling.

From the Reception Hall a panel door leads to:

Lounge 17' 4" x 16' 11" (5.28m x 5.15m)

An impressive principal reception room with beautiful aspects over private south west facing rear gardens via uPVC double glazed double doors, radiator, moulded coved ceiling, decorative ceiling roses, fireplace with pillars and surround upon recessed hearth and two uPVC double glazed windows to side elevation.

From the Reception hall a panel door leads to:

Impressive Open Plan Living Family Dining Kitchen Kitchen and Living/Dining Area

With a superb range of high quality base and wall mounted units, kitchen range, integrated fridge and freezer, integrated dishwasher, part tiled walls, porcelain tiled flooring throughout, coved ceiling, recessed ceiling lighting, uPVC double glazed windows to front and rear elevations and a panel door leads to:

From the Kitchen a panel door leads to:

Utility Room 6' 7" x 6' 2" (2.00m x 1.89m)

With a wall mounted gas fired central heating boiler, base unit incorporating a single drainer sink and mixer tap, plumbing for washing machine, space for further appliance, wall mounted gas fired central heating boiler, coved ceiling, part tiled walls and uPVC double glazed door to outside.



From the Living/Dining Area open access leads to:

Full Width Orangery 24' 10" x 14' 6" (7.56m x 4.42m)

With uPVC double glazed windows to front, side and rear elevation, large lantern roof, porcelain tiled flooring, radiators and uPVC double glazed doors to south facing rear gardens.

First floor Landing

With radiator, staircase ascending to second floor and a panel door leads to:

Master Bedroom 17' 7" x 11' 3" (5.37m x 3.44m)

With uPVC double glazed window to rear elevation, coved ceiling, radiator and an archway leads to:

Dressing Area 9' 1" x 7' 8" (2.77m x 2.33m)

With a uPVC double glazed window to front elevation, radiator and three fitted wardrobes incorporating railing and shelving.

En-Suite Shower Room 6' 3" x 6' 0" (1.91m x 1.82m)

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

Contemporary Family Bathroom 16' 2" x 7' 8" (4.93m x 2.33m)

With panelled spa bath incorporating central shower tap, tiled walls, chrome radiator, uPVC double glazed window, WC, twin enamel bowl sinks upon plinth, porcelain tiled flooring and uPVC double glazed window.

Bedroom Two 16' 10" x 12' 11" (5.14m x 3.94m)

With uPVC double glazed window to rear elevation, three fitted wardrobes incorporating railing and shelving, radiator and coved ceiling.

Bedroom Three 12' 7" x 12' 0" (3.84m x 3.65m)

With uPVC double glazed window to front elevation, two fitted double wardrobes incorporating railing and shelving and radiator.

Second Floor Landing

With access to loft space, large walk-in airing cupboard/linen store, door to large attic room providing excellent storage space and a panel door leads to:

Bedroom Four 15' 5" x 11' 7" (4.70m x 3.52m)

With uPVC double glazed eaves window to front elevation, radiator and coved ceiling.

Bedroom Five 19' 4" x 11' 4" (5.90m x 3.45m)

With uPVC double glazed eaves window, panel door to cupboard, radiator and coved ceiling.



Shower Room 12' 0" x 6' 6" (3.66m x 1.97m)
With shower cubicle, WC, pedestal wash basin, part tiled walls, uPVC double glazed window and radiator.

Externally
The property stands in an attractive established corner position within a tranquil close with a driveway providing parking facilities that leads to a detached double garage. A path leads from the side of the property to a gate allowing access to the established enclosed south west facing rear gardens.

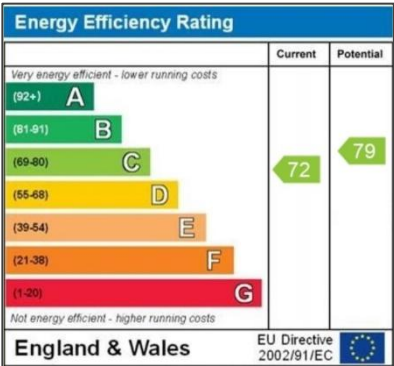
Detached Double Garage 18' 10" x 18' 6" (5.73m x 5.64m)
With twin up and over doors and personal door to side.

Tenure
Freehold.

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

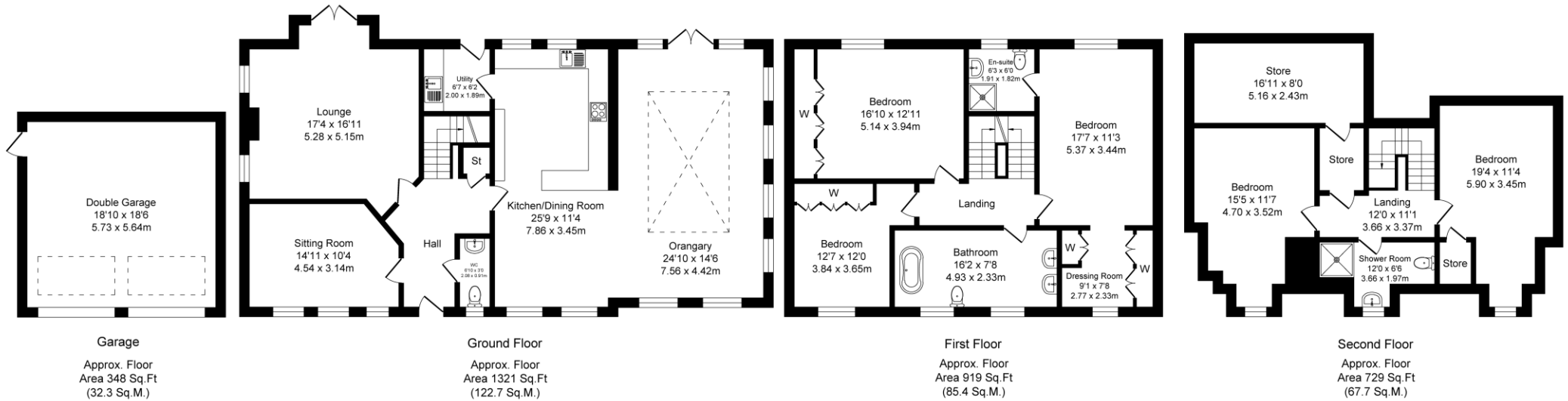
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich proceed along London Road, over the railway crossing and turn right at the traffic lights onto Ellwood Way. Turn first right onto Pollard Drive, right onto Burgess Close and turn left onto the cul-de-sac where the property is located.



Burgess Close, Nantwich
Total Approx. Floor Area 3317 Sq.ft. (308.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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