



1 Kensington Drive, Willaston CW5 7HL

CHESHIRE
LAMONT



A most superior spacious modern five bedroom detached family home in delightful established and substantial gardens extending to 0.25 of an acre within a highly sought after location with a gated approach and separate gateway from Cheerbrook Road providing delightfully arrayed and appointed accommodation with fine surrounding aspects. NO CHAIN. Viewing highly recommended.

- An impeccable modern detached family residence
- In a most sought after location with delightful surrounding aspects upon Cheerbrook Road
- Standing in established landscaped grounds and gardens to 0.25 of an acre
- Benefiting from a shared private gated approach, large driveway and detached double garaging
- Spacious galleried reception hall, lounge with fireplace and large sitting room/study
- Dining Room, large garden room/conservatory, well appointed breakfast kitchen, utility room and cloakroom
- Substantial master bedroom with en-suite bathroom, four further bedrooms and bathroom
- With significant potential for further extension or garden building if required
- NO CHAIN for early completion
- Viewing highly recommended

Agents Remarks

This superb house occupies a fine position with just one of two properties benefiting from a private gated entrance drive. The house has a field gate directly onto Cheerbrook Road and provides excellent potential for an additional driveway or access for caravan or motorhome. Willaston is a highly sought after village which provides excellent primary schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich.

Property Details

A shared pillared gateway incorporating remote controlled electrically operated wrought iron gates allows access over a shared approach to an extensive private herringbone block paved driveway providing superb parking facilities which continues to a detached double garage.



Attractive landscaped gardens stand to the front of the property and incorporate circular sandstone features with a path leading to:

Porch

With a panel door allowing access to:

Reception Hall 8' 0" x 15' 6" (2.45m x 4.72m)

A superb entrance to the property with attractive oak effect flooring, staircase ascending to first floor galleried landing, under stairs cupboard, radiator and double doors lead to:

Lounge 19' 5" x 13' 7" (5.92m x 4.14m)

With a uPVC double glazed window to front elevation, radiator, attractive hardwood fireplace surround with marble insert and hearth incorporating a living flame gas fire, coved ceiling, dado rail and uPVC double glazed doors with full height uPVC double glazed windows to either side to rear elevation overlooking garden and double doors lead to:

Dining Room 11' 1" x 10' 9" (3.37m x 3.28m)

With radiator, coved ceiling, door to Kitchen and uPVC double doors lead to:

Conservatory 13' 8" x 13' 7" (4.16m x 4.14m)

With uPVC double glazed windows providing superb aspects over the gardens, uPVC double glazed doors, radiator and fan light.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin, uPVC double glazed window and radiator.

From the Reception Hall a door leads to:

Sitting Room/Study 14' 1" x 15' 3" max (4.28m x 4.64m max)

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

From the Reception Hall a door leads to:

Utility Room 8' 0" x 6' 11" (2.45m x 2.10m)

With wall mounted cupboards, wall mounted gas fired central heating boiler, base unit incorporating single drainer sink with mixer tap, plumbing for washing machine, tiled flooring, uPVC double glazed door to outside and uPVC double glazed window.

From the Reception Hall a door leads to:



Dining Kitchen 11' 1" x 11' 7" (3.37m x 3.54m)

With a full range of base and wall mounted units, attractive working surfaces, kitchen range, enamel sink, plumbing for dishwasher, space for fridge freezer, part tiled walls, tiled flooring, double glazed windows to side and rear elevation providing lovely aspects, radiator, recessed ceiling lighting and door to Dining Room.

First Floor Galleried Landing

With uPVC double glazed window to front elevation providing lovely aspects along Cheerbrook Road, radiator, access to loft, door to deep cupboard incorporating a lagged cylinder and a door leads to:

Master Bedroom 14' 1" x 15' 3" (4.28m x 4.64m)

With a uPVC double glazed window to front elevation, radiator, three fitted double wardrobes incorporating railing and shelving, coved ceiling and a door leads to:

En-Suite Bathroom 9' 11" x 6' 11" (3.02m x 2.10m)

With a panelled bath incorporating shower tap, WC, twin wash basins, bidet, shower cubicle, part tiled walls, uPVC double glazed window and recessed ceiling lighting.

Bedroom Two 13' 7" x 10' 5" (4.13m x 3.18m)

With a uPVC double glazed window to rear elevations, radiator and two fitted double wardrobes incorporating railing and shelving.

Bedroom Three 8' 3" x 13' 7" (2.52m x 4.14m)

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

Bedroom Four 11' 1" x 10' 4" (3.37m x 3.14m)

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

Bedroom Five 9' 2" x 10' 2" (2.80m x 3.09m)

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

Family Bathroom 7' 10" x 7' 0" (2.39m x 2.13m)

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

Externally

The property stands in glorious gardens with a five bar gateway allowing access to a lawned front garden area from Cheerbrook Road offering potential for independent private access. The gardens extend to the side with sufficient space to create an extension if required. From the side of the garage a gate allows access to the rear gardens which are delightfully established and landscaped and incorporate an abundance of specimen plants, trees and shrubs with an ornamental pond, lawned area and further pond area with garden cabin.



Double Garage

With twin up and over doors.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From the Agents Nantwich office proceed along Hospital Street to the 2nd roundabout by Churches Mansion and take the A51 London Road. Continue through the traffic lights to the next roundabout, take the 2nd exit into Cheerbrook Road, turn right into Kensington Drive and immediate left where the property is located.

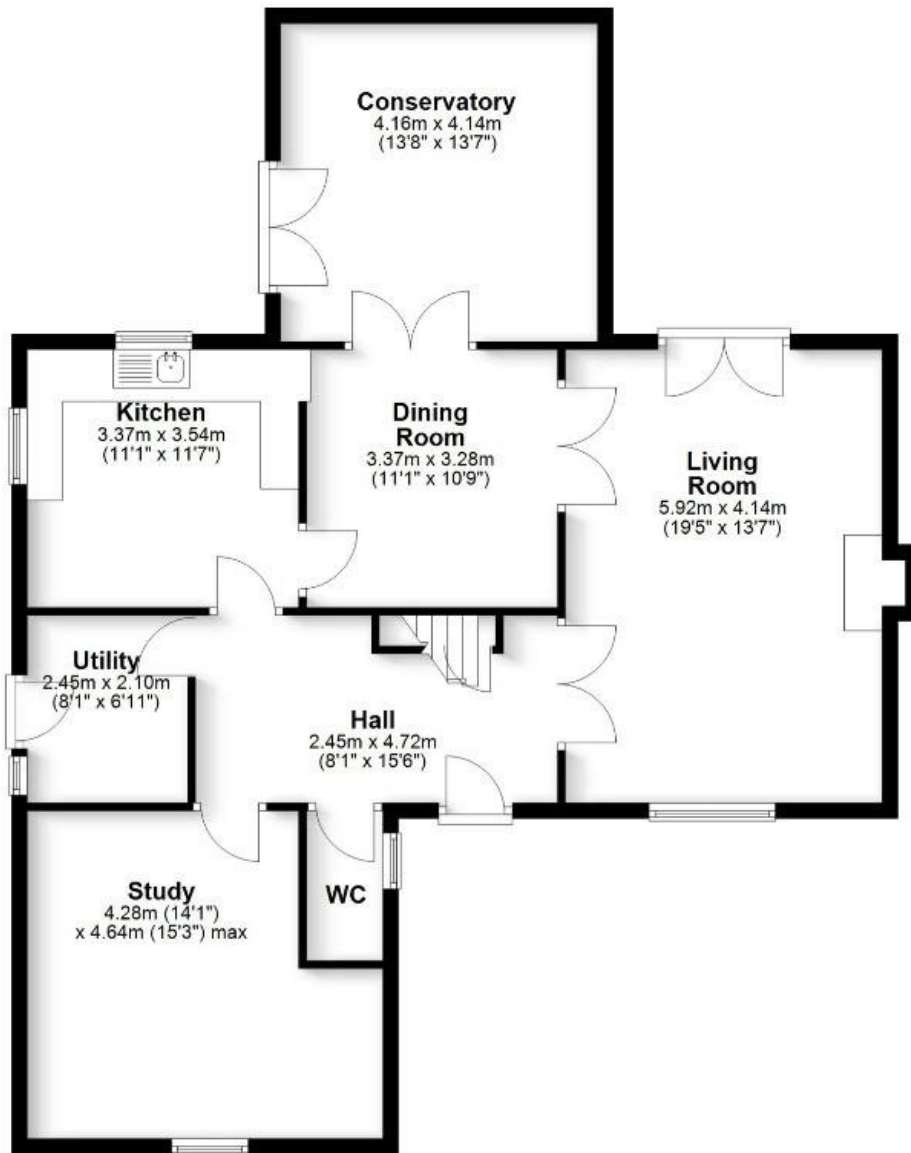


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	D	E
D		
(39-54)		
E		
(21-38)	F	G
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



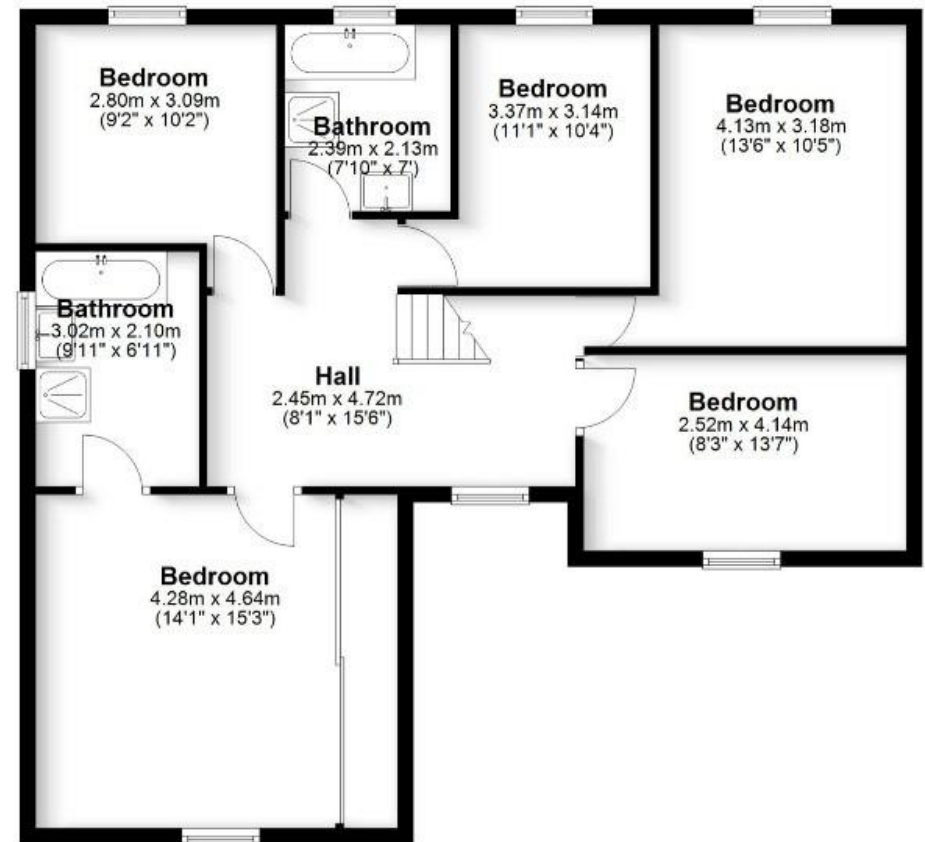
Ground Floor

Approx. 104.0 sq. metres (1119.2 sq. feet)



First Floor

Approx. 89.8 sq. metres (966.4 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.

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