



2 Lewis Close, Nantwich CW5 6TH

CHESHIRE
LAMONT



An outstanding and most spacious superior modern four bedroom detached family home standing in the corner of a small select tranquil close in a fine location nearby to Nantwich town centre within generous south and west facing gardens with a large double driveway, attached double garage and providing a superb German kitchen and contemporary bathroom suites. Viewing recommended.

- Standing within the corner of a quiet select cul-de-sac in a highly sought after location
- A most spacious and superbly appointed modern detached family home
- In large established south and west facing gardens
- Large driveway and attached double garage
- Four double bedrooms, new en-suite and bathroom
- Reception hall, galleried landing, study, cloakroom
- Lounge, separate dining room, extensive fully appointed contemporary German kitchen with laundry area
- Established south facing lawned rear gardens and extensive west facing patio terrace
- Enjoying lovely surrounding aspects and just a short distance from the town centre
- Viewing recommended

Agents Remarks

Originally built by Redrow Homes in the late 1990's, the house has been significantly upgraded in recent years and stands in extensive established gardens to the front and side of the property. Regents Park is highly sought after for its prestigious housing, lovely tree-lined setting and location nearby to the town centre. 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 in the corner of a tranquil cul-de-sac of just four properties within large gardens and is fronted by a double width driveway which leads to a double attached garage. A paved approach leads to a covered porch with tiled step and a high quality composite door within surround allowing access to:

Reception Hall 13' 3" x 10' 8" (4.03m x 3.24m)

A glorious entrance to the property with a spindle staircase ascending to first floor galleried landing, radiator, coved ceiling, panel door to built-in cupboard, Amtico flooring and a panel door leads to:

Lounge 24' 6" x 12' 7" (7.47m x 3.83m)

Delightfully appointed with lovely aspects to both the front and rear, uPVC double glazed diamond leaded window to front elevation, radiators, living flame gas fire inset within marble and wood surround, uPVC double glazed double doors with full height side panels to rear patio and gardens and two wall light points.

From the Reception Hall a sectional glazed panel door leads to:

Study/Office 10' 4" x 7' 10" (3.16m x 2.40m)

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

From the Reception Hall a panel door leads to:

Cloakroom

With a Villeroy and Boch vanity wash basin incorporating cupboards beneath, Villeroy and Boch WC within plinth surround, uPVC double glazed window and radiator.

From the Reception Hall a sectional glazed panel door leads to:

Dining Room 10' 11" x 10' 8" (3.34m x 3.24m)

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

From the Reception Hall a sectional glazed panel door leads to:

Fully Appointed Dining Kitchen 24' 6" x 10' 2" (7.47m x 3.09m) inc Utility

Recently fitted and wonderfully appointed with a stunning range of high quality German units full height bank of units incorporating two



Siemens double electric ovens, warming drawer, conventional oven, steamer and microwave, four ring Siemens hob with Siemens filter canopy over, integrated fridge and freezer, integrated pull out pantry cupboard, full height pantry shelving cupboard, quartz working surfaces and upstands, peninsular quartz topped dining counter, integrated dishwasher, underslung Franke sink with Quooker boiling tap, attractive curved base unit, uPVC double glazed window to rear elevation overlooking rear gardens, uPVC double glazed window to side elevation, contemporary column radiator, Amtico flooring and open access leads to:

Utility Area

With a wall mounted Worcester gas fired central heating boiler, single drainer sink with mixer tap, plumbing for washing machine, contemporary radiator, uPVC double glazed door to outside, Amtico flooring and a panel door to deep pantry cupboard incorporating shelving.

First Floor Galleried Landing

With access to loft, radiator, panel door to airing cupboard incorporating lagged cylinder, immersion and shelving and a panel door leads to:

Master Bedroom 13' 1" x 11' 7" max (3.99m x 3.53m max)

With a uPVC double glazed diamond leaded window to front elevation, radiator, range of fitted wardrobes, fitted bedside cupboards and drawers and a panel door leads to:

En-Suite Shower Room 6' 11" x 10' 8" (2.10m x 3.24m)

With a large shower boarded walk-in shower enclosure, WC, vanity wash basin incorporating cupboards beneath, uPVC double glazed diamond leaded window, recessed ceiling lighting and towel radiator.

Bedroom Two 12' 6" x 11' 5" (3.81m x 3.47m)

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

Bedroom Three 11' 1" x 12' 7" max (3.38m x 3.83m max)

With a uPVC double glazed window to rear elevation, full height fitted wardrobes, radiator and bed recess with cupboards over and bedside cabinets.

Bedroom Four 9' 8" x 11' 5" (2.95m x 3.47m)

With a uPVC double glazed diamond leaded window to front elevation, fitted wardrobes, bedside drawers and radiator.

Contemporary Family Bathroom 7' 10" x 10' 8" (2.40m x 3.24m)

Beautifully appointed with a tiled panel bath within tiled surround, WC, wall mounted wash basin incorporating drawers beneath, towel



radiator, uPVC double glazed window, recessed ceiling lighting and large shower panelled walk-in shower cubicle.

Externally

The property enjoys a delightful tranquil corner position upon one of the largest plots on the development. The rear gardens are bordered and sheltered by high wooden fencing and mature trees in the periphery with an extensive lawned area, summerhouse, extensive patio area, paved paths, well stocked raised flower beds and vegetable plots, greenhouse and further paved patio on the south west elevation providing a superb space for extension if required. A veranda leads from the Utility door to the rear garage door and continues to a double garage.

Double Attached Garage 18' 3" x 17' 0" (5.57m x 5.17m)

With a remote controlled up and over door, light, power, two windows to side elevation, personal door and overhead storage provision.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along London Road and after passing The Elim Bible College turn left onto St Joseph's Way. Follow the road all the way round where Lewis Close is on the left hand side.

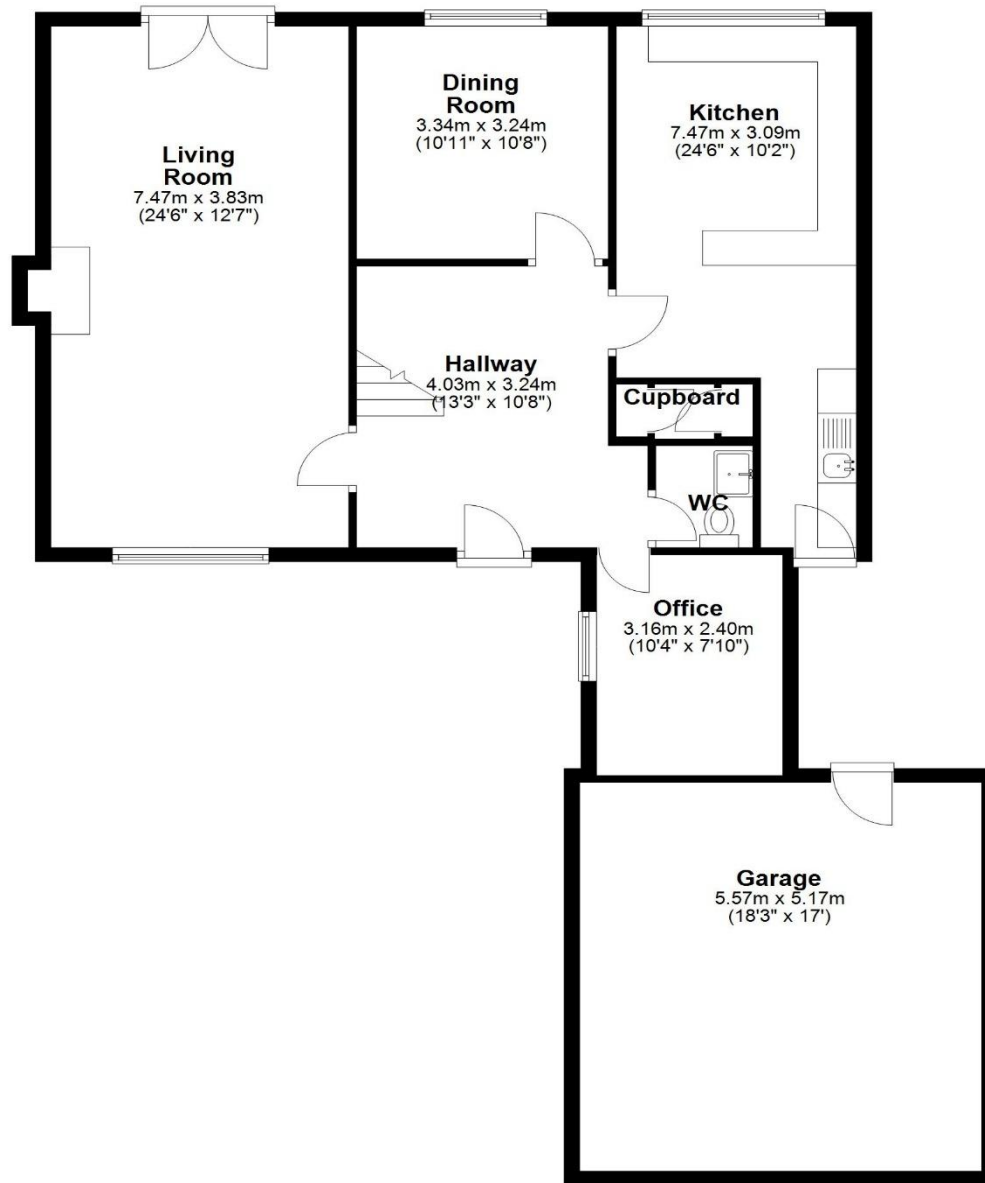


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



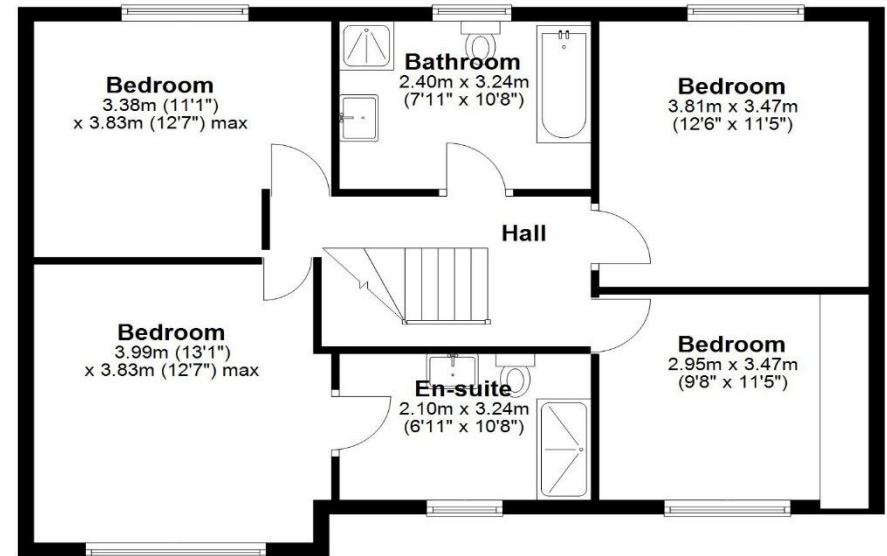
Ground Floor

Approx. 114.2 sq. metres (1229.4 sq. feet)



First Floor

Approx. 75.8 sq. metres (816.4 sq. feet)



Total area: approx. 190.1 sq. metres (2045.8 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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