



5 Waterway Close, Nantwich CW5 6GW

CHESHIRE  
LAMONT







A simply exceptional and most spacious modern detached eco-residence standing in the corner of a tranquil select gated development by Nantwich Canal and close to the town centre affording stunning features and of impeccable standard and design. Viewing highly recommended.

- An outstanding and significant superior contemporary styled detached residence
- Within the corner of a small select gated development with lovely surrounding aspects
- Standing in a most tranquil position within landscaped gardens and grounds extending to all sides
- Constructed in recent years to an exacting specifications and with an "A" EPC rating
- Extensive block paved driveway to the front and side of the property and large integral garage
- Presented and appointed throughout to the very highest of standards and incorporating luxurious fixtures and fittings
- Vaulted two storey galleried reception hall, stunning open plan living family dining kitchen
- Large laundry room, study, cloakroom, underfloor heating to ground floor and EV charging point
- Stunning vaulted master bedroom with glazed gable and luxurious en-suite, three further double bedrooms, further en-suite and principal bathroom
- An impeccable house of exceptional standard within strolling distance of Nantwich

#### Agents Remarks

This superb contemporary detached residence stands in the corner of this superb prestigious close and was designed and constructed to a very high standard by "Tesni Homes" to incorporate stunning eco-design and features and is within walking distance of Nantwich town centre and lovely canalside walks. The house benefits from open plan design, underfloor heating to the ground floor, solar panels and heat recovery ventilation system. 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 quiet cul-de-sac and benefits from an oversized approach with a large herringbone block paved driveway providing outstanding parking facilities to both front and side of the house and leads to an integral single garage. The driveway is bordered by high wooden panel fencing incorporating a large pedestrian gate which leads to the side and the rear garden. A paved path at the front leads to a high quality handsome composite door inset within a two storey glazed gable elevation and allows access to:

#### Reception Hall

A delightful entrance to the property with lovely aspects through sectional glazed oak doors to the dining area, high ceiling incorporating an oak railed balcony overlooking the hall, oak door to under stairs cupboard, high quality oak flooring and an oak door leads to:

#### Cloakroom

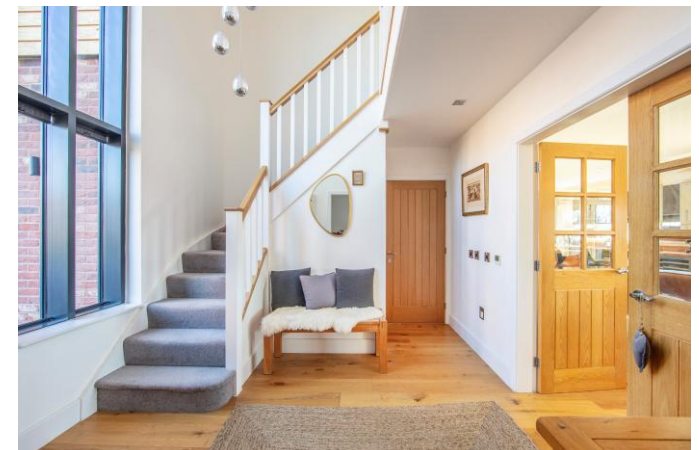
With half height tiled walls, tiled flooring, WC, pedestal wash basin and recessed ceiling lighting.

From the Reception Hall an oak door leads to:

#### Study/Sitting Room 12' 4" x 10' 4" (3.77m x 3.15m)

With a uPVC double glazed window to front elevation, oak flooring and recessed ceiling lighting.

From the Reception Hall oak sectional glazed double doors lead to:





**Open Plan Living Family Dining Kitchen 38' 7" x 20' 8" (11.76m x 6.31m)**

**Lounge Area**

Benefiting from an attractive fireplace with recessed chimney breast incorporating a wood burning stove upon a slate hearth, three panel bi-folding doors to rear elevation, recessed ceiling lighting and oak flooring.

**Dining Area**

With three panel bi-folding doors overlooking rear garden with countryside and hills beyond and oak flooring.

**Kitchen Area**

Comprehensively equipped with a superb range of shaker style base and wall mounted units, attractive oak butcher block working surfaces with complimentary upstands, underslung one and a half bowl sink with mixer tap, integrated dishwasher, five ring hob with NEFF filter canopy over, built-in NEFF electric oven with separate grill and microwave, integrated wine fridge, integrated fridge and freezer, dining island incorporating cupboards beneath, uPVC double glazed window to rear elevation, recessed ceiling lighting and an oak door leads to:

**Laundry/Utility Room 13' 5" x 5' 3" (4.10m x 1.59m)**

With shaker style base units, oak butcher block working surfaces, single drainer sink with mixer tap, wall mounted Worcester combination gas fired central heating boiler, plumbing for washing machine, vent for tumble drier, uPVC double glazed door to outside, tiled flooring, oak door to large walk-in pantry store/larder incorporating shelving and door to garage.

**First Floor Galleried Landing**

Enjoying lovely aspects via a two storey gable elevation, oak door to large airing cupboard radiator, oak door to linen and media store and an oak door leads to:

**Principal Bedroom 18' 2" x 12' 4" (5.53m x 3.77m)**

A stunning room with outstanding aspects over the gardens, open countryside and Macclesfield Hills beyond via a high gabled uPVC double glazed window incorporating fitted plantation shutters, uPVC double glazed window to side elevation incorporating fitted plantation shutters, recessed ceiling lighting, radiator and an oak door leads to:

**Dressing Room 11' 9" x 5' 10" (3.57m x 1.78m)**

With full height fitted wardrobes incorporating railings and shelving, radiator, uPVC double glazed window and an oak door leads to:





**En-Suite Bathroom 12' 1" x 6' 10" (3.68m x 2.09m)**

With a tiled panel bath incorporating shower fittings, wall mounted wash basin with drawer beneath, WC, tiled walls, tiled flooring, large walk-in shower cubicle incorporating rain shower over and shelf niche, chrome towel radiator and recessed ceiling lighting.

**Bedroom Two 12' 9" x 12' 0" (3.88m x 3.66m)**

With a uPVC double glazed window to rear elevation, full height mirror fronted fitted wardrobes, radiator and an oak door leads to:

**En-Suite Shower Room 8' 7" x 5' 7" (2.61m x 1.70m)**

A superb contemporary shower room with a large full width and height glazed screen incorporating shower area and shower over, WC, wall mounted wash basin, tiled walls, tiled flooring, recessed ceiling lighting, uPVC double glazed window and chrome towel radiator.

**Bedroom Three 15' 4" x 12' 6" (4.68m x 3.80m)**

With a uPVC double glazed to front elevation, radiator, mirror fronted fitted wardrobes, recessed ceiling lighting and an oak door to deep built-in storage cupboard.

**Bedroom Four 12' 6" x 11' 9" (3.82m x 3.59m)**

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

**Family Bathroom 9' 3" x 7' 2" (2.83m x 2.18m)**

With a tiled panel bath incorporating shower over, WC, tiled walls, tiled flooring, wall mounted wash basin, recessed ceiling lighting and chrome towel radiator.

**Externally**

The property benefits from superb gardens extending to the side and rear which have been professionally landscaped with flower beds, borders, semi-rebated patio area and offers delightful surrounding aspects and views.

**Integral Single Garage**

With a remote controlled roller door to front, light and power.

**Tenure**

Freehold. With a management fee.

**Services**

Mains gas with zoned heating control panels, mains water and electricity, solar panels, heat recovery ventilation system, underfloor heating throughout the ground floor, external lighting, EV charging point (not tested by Cheshire Lamont).

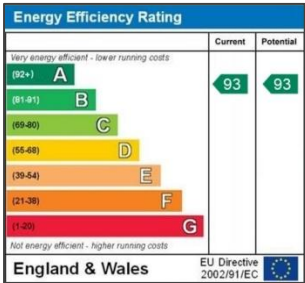


**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich town centre proceed along Waterlode to the traffic lights at Welsh Row and continue straight over the lights past the football ground. Turn right into Welshmans Lane and follow the lane round to the right. Turn right after the bend into Waterway Close, through the electric gates and continue along the Close where the property is situated on the left hand side.



GROUND FLOOR



FIRST FLOOR







**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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