



24 Saltmeadows, Nantwich CW5 5HF

CHESHIRE
LAMONT

A superbly presented modern detached three bedroom family home in a delightful, tranquil location with attractive landscaped gardens and aspects providing outstanding accommodation of exceptional appeal with a range of lovely features. Reception hall, cloakroom, lounge, dining room, garden room and breakfast kitchen. Master bedroom with en-suite shower room, two further bedrooms and family bathroom. Attached oversized tandem garage and driveway. Viewing highly recommended.

- A superbly presented three bedroom modern detached house
- In a highly sought after select estate position nearby to Nantwich town centre
- Beautiful landscaped rear gardens with lovely surrounding aspects
- Attached oversized tandem garage and driveway
- Reception hall, cloakroom, dining room/study
- Lounge with fireplace, conservatory/garden room and breakfast kitchen
- Master bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Viewing highly recommended

Agents Remarks

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. 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, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The property is set back from the road behind a neat laurel hedge with a formal landscaped garden to the front incorporating an abundance of mature specimen plants and shrubs. A driveway continues to an attached tandem garage to the side and a paved sloping path leads to a



recessed porch beneath a brick pillared canopy and a high quality composite door allows access to:

Reception Hall

A lovely entrance to the property with a spindle staircase ascending to first floor galleried landing, high quality oak effect flooring, coved ceiling and a panel door leads to:

Cloakroom

With a wall mounted wash basin, WC, radiator and uPVC double glazed window to front elevation.

From the Reception Hall sectional glazed doors lead to:

Lounge 19' 9" x 10' 11" max (6.01m x 3.33m max)

A beautiful reception room with a uPVC double glazed window to front elevation, two radiators, coved ceiling, fireplace incorporating a living flame gas fire upon marble hearth, two wall light points and sliding aluminium framed double glazed doors lead to:

Conservatory/Garden Room 11' 0" x 8' 2" (3.36m x 2.50m)

Beautifully appointed with uPVC double glazed windows, light fan, uPVC double glazed doors to patio and high quality oak effect flooring.

From the Reception Hall a panel door leads to:

Dining Room/Study 10' 3" x 8' 7" (3.13m x 2.62m)

With a uPVC double glazed window to front elevation, two wall light points and radiator.

From the Reception Hall a panel door leads to:

Breakfast Kitchen 8' 5" x 15' 4" max (2.57m x 4.68m max)

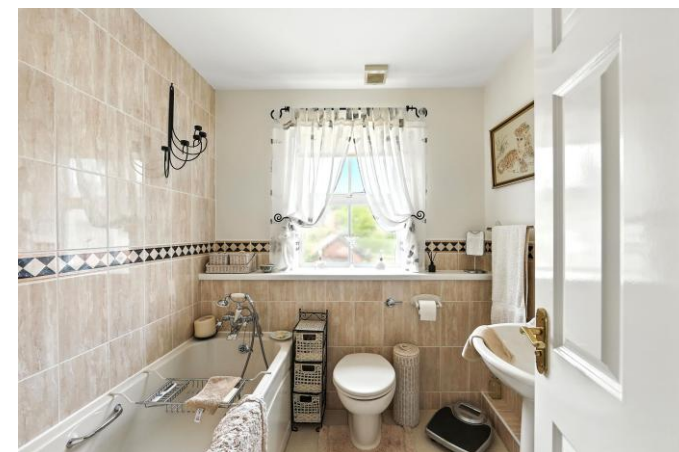
Comprehensively equipped with a superb range of high quality shaker style base and wall mounted units, attractive granite working surfaces, upstands and window sill, built-in electric oven, five ring hob with filter canopy over, uPVC double glazed window overlooking rear garden, granite breakfast counter, radiator, tiled flooring, wall mounted cupboard incorporating gas fired central heating boiler, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, panel door to under stairs cupboard, recessed ceiling lighting and a uPVC double glazed door to outside.

First Floor Galleried Landing

With access to loft, panel door to airing cupboard and a panel door leads to:

Master Bedroom 19' 7" x 11' 6" (5.97m x 3.51m)

Beautifully appointed with a superb range of fitted wardrobes incorporating railing and shelving, dressing table and drawers, uPVC



double glazed window to front elevation, radiator, coved ceiling, uPVC double glazed window to rear elevation providing lovely aspects over the garden and the periphery and a panel door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, uPVC double glazed window, radiator and half tiled walls.

Bedroom Two 9' 11" x 8' 8" (3.03m x 2.64m)

With a uPVC double glazed window to rear elevation, radiator and fitted wardrobe incorporating railing and shelving.

Bedroom Three 9' 8" x 8' 8" (2.94m x 2.65m)

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

Bathroom

With a panelled bath incorporating shower tap, WC, pedestal wash basin, tiled walls, uPVC double glazed window, radiator and extractor fan.

Externally

The property benefits from a delightful landscaped front garden with a pedestrian gate to the side allowing access to the rear. The beautiful landscaped rear garden is bordered and secluded by mature plants, trees, shrubs and flower beds with a patio area, circular lawn and gravel areas, all contained within wooden panel fencing. There is access to the garage via a glazed door.

Attached Tandem Garage 29' 7" x 8' 4" (9.01m x 2.53m)

With up and over door to front, window to side and personal door to rear garden.

Tenure

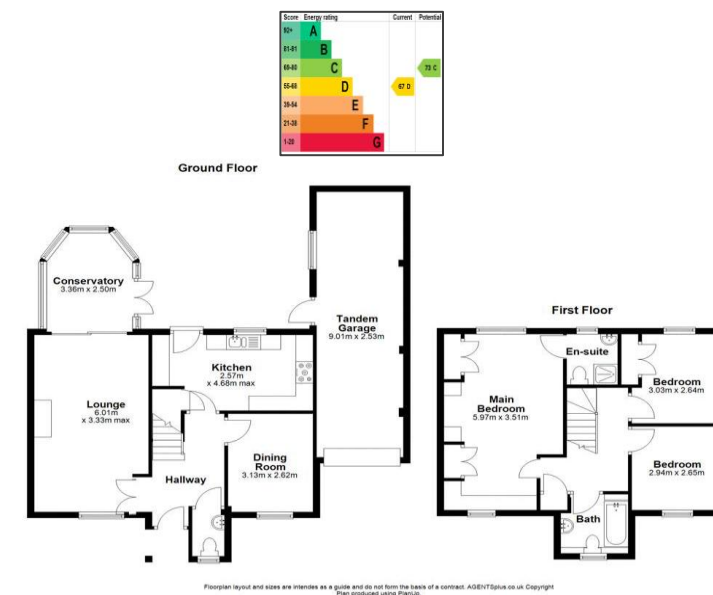
Freehold.

Services

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

Directions

Proceed out of Nantwich along Welsh Row for approximately a quarter of a mile and turn left into Marsh Lane. Taking the first right turning into Edmund Wright Way and first right into Salt Meadows.



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.

46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441