



4 Willows Close, Wistaston CW2 6TD

CHESHIRE
LAMONT

An impeccably appointed and presented superior bay fronted five bedroom modern detached family home within a fine location providing superb accommodation with attractive features, south west facing private gardens and double width driveway with integral garaging. Viewing highly recommended.

- A superb five bedroom modern detached family home
- Within a delightfully established and sought after residential location
- Providing impeccably presented and appointed accommodation throughout
- Attractive enclosed established south west facing rear gardens
- Double driveway to front and single integral garage
- Spacious lounge with bay window, dining room and superior garden room
- Large fully appointed open plan family dining kitchen and cloakroom
- Master bedroom with en-suite bathroom, four further bedrooms and family bathroom
- Nearby to well regarded junior and senior schooling and local amenities
- Viewing highly recommended

Agents Remarks

Wistaston is very highly regarded for its proximity to junior schooling at Berkeley Academy and to Shavington High School. The local Spar and Post Office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic Nantwich.

Property Details

A herringbone block paved double width driveway provides excellent car parking facilities and continues to a single integral garage. The driveway leads to a raised herringbone paved step within a recessed porch with a sectional double glazed door allowing access to:

Reception Hall

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

Cloakroom

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



From the Reception Hall a panel door leads to:

Spacious Living Room 16' 9" x 12' 2" (5.10m x 3.70m)

Delightfully appointed with a uPVC double glazed box bay window to front elevation, radiator, coved ceiling and double doors lead to:

Dining Room 9' 10" x 9' 10" (3.00m x 3.00m)

With radiator, panel door to Dining Kitchen, coved ceiling and open access to:

Superior Garden Room 12' 6" x 11' 2" (3.80m x 3.40m)

With hard tiled roof, uPVC windows and doors, high quality oak effect flooring with underfloor heating and recessed ceiling lighting.

From the Dining Room a panel door leads to:

Family Dining Kitchen 17' 9" x 12' 2" (5.40m x 3.70m)

Superbly appointed with an extensive range of high quality oak fronted base and wall mounted units, dresser unit with baskets and drawers beneath, attractive Corian working surfaces, built-in double electric with built-in microwave above, four ring hob with filter canopy over, space for fridge freezer, integrated dishwasher, underslung one and a half bowl sink unit with mixer tap, plumbing for washing machine, tile effect flooring with underfloor heating, radiator, recessed ceiling lighting, coved ceiling, uPVC double glazed window to rear elevation and uPVC double glazed doors to extensive rear patio.

First Floor Landing

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

Master Bedroom 13' 5" x 8' 11" (4.10m x 2.72m)

Beautifully appointed with a uPVC double glazed box bay window to front elevation, radiator, full width fitted wardrobes incorporating drawers, railing and shelving, feature wall panelling, coved ceiling and a panel door leads to:

En-Suite Bathroom

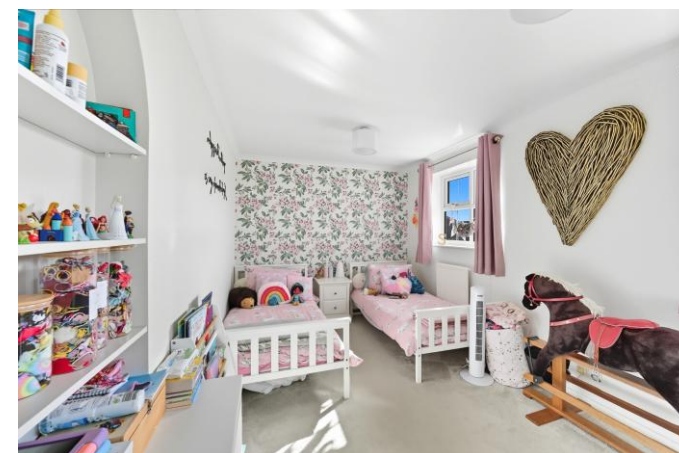
With a panelled bath incorporating shower tap, WC, pedestal wash basin, oak effect flooring, uPVC double glazed window, part tiled walls and coved ceiling.

Bedroom Two 15' 5" x 8' 6" (4.70m x 2.60m)

A further double bedroom with two uPVC double glazed windows to front, fitted mirror fronted double wardrobe, shelved niche, radiator and coved ceiling.

Bedroom Three 10' 10" x 9' 2" (3.30m x 2.80m)

With a uPVC double glazed window to rear elevation, coved ceiling two double built-in wardrobes and radiator.



Bedroom Four 8' 6" max x 8' 6" max (2.60m max x 2.60m max)

With a uPVC double glazed window to rear elevation, radiator, coved ceiling and fitted double wardrobe with drawers beneath.

Bedroom Five/Study 7' 7" x 7' 7" (2.30m x 2.30m)

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

Bathroom

With a panelled bath, shower cubicle, WC, pedestal wash basin, tile effect flooring, half tiled walls, radiator, coved ceiling and uPVC double glazed window.

Externally

The garden to the rear borders an established woodland setting and is enclosed within high fencing providing great shelter and privacy. There is an extensive herringbone block paved patio with circular stone feature and lawned garden area with flower beds and borders.

Tenure

Freehold.

Services

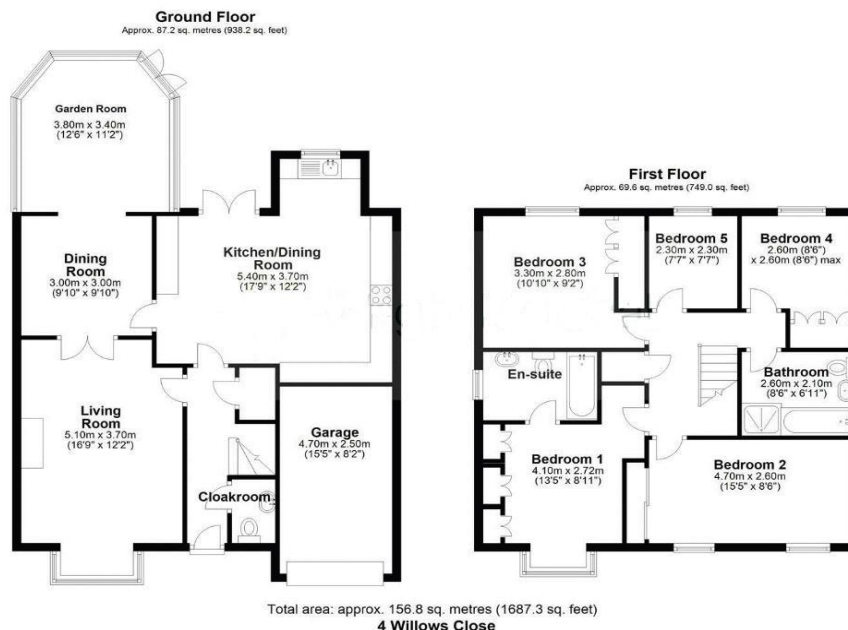
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Crewe Road and straight over at the roundabout towards Crewe. Continue to through Willaston to the Wells Green traffic lights and proceed straight ahead. Turn right into Laidon Avenue, take the 3rd left hand turning into Fuller Drive and the third left hand turning into Willow Close where the property is located.



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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