



1 Weaver Brook Way, Wrenbury CW5 8FS

CHESHIRE
LAMONT



A superbly presented modern four bedroom detached family home commanding a lovely corner position upon a small select cul-de-sac within a delightful village location with attractive views over open fields to the front and side benefiting from a walled lawned garden and garage. NO CHAIN for early completion. Viewing recommended.

- A delightfully presented modern four bedroom detached house
- Standing in a lovely corner position within a select cul-de-sac location
- Enjoying superb views over open fields to the front and side
- Situated in a sought after village location nearby to historic Nantwich
- Lawned landscaped walled gardens and garaging
- Reception hall, lounge, open plan family dining kitchen and cloakroom
- Master bedroom with en-suite, three further bedrooms and family bathroom
- NO CHAIN
- Viewing recommended



Agents Remarks

The property stands in a lovely position upon the highly popular Marbury Meadows development, built by Bovis Homes to sympathetically create a small select area of housing within delightful rural surroundings in the lovely village of Wrenbury. This property sits in a corner position upon a small cul-de-sac of just a handful of houses and enjoys superb aspects over countryside with walkways and a newly planted woodland scheme. Wrenbury Village offers all the requisites of village life with a junior school, village shop incorporating a post office, 2 public houses and a thriving canal. Wrenbury is regarded as one of south Cheshire's finest villages and is surrounded by delightful undulating countryside and situated nearby to the historic market town of Nantwich.



Property Details

A block paved drive stands to the side of the property providing parking facilities and leads to a garage. A paved path leads from the drive to a handsome timber tiled pitched porch with a high quality uPVC double glazed composite door allowing access to:

Reception Hall

A lovely entrance to the property with a returned oak railed staircase ascending to first floor, radiator, plank effect flooring and a panel door leads to:

Cloakroom

With a pedestal wash basin, WC, uPVC double glazed window to rear elevation and radiator.

From the Reception Hall a panel door leads to:

Lounge 18' 3" x 14' 0" max (5.56m x 4.26m max)

Beautifully appointed with lovely aspects over private walled side gardens via full height uPVC double glazed windows and double doors, further uPVC double glazed window to front elevation, radiators, panel door to deep storage cupboard and an attractive media wall incorporating television niche, shelving and feature pseudo log effect fire.

From the Reception Hall a panel door leads to:

Open Plan Family Dining Kitchen 18' 3" x 12' 3" max (5.56m x 3.73m max)

Superbly appointed with a range of high quality shaker style base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink unit with hose mixer tap, built-in double electric oven, four ring induction hob with filter canopy over, integrated dishwasher, integrated fridge and freezer, integrated washing machine, tiled flooring, uPVC double glazed windows to front and side elevations, recessed ceiling lighting and radiator.

First Floor Landing

With access to loft, panel door to built-in airing cupboard incorporating pressurised cylinder system, radiator and a panel door leads to:



Master Bedroom 13' 2" max x 9' 9" to front of wardrobes (4.01m max x 2.97m)

With a uPVC double glazed window to front elevation providing lovely far reaching views, radiator, built-in triple wardrobe with mirror fronted sliding doors and a panel door leads to:

En-Suite Shower Room

With an enclosed shower cubicle, wall mounted wash basin, WC, tiled walls, radiator, recessed ceiling lighting, tiled flooring and uPVC double glazed window.

Bedroom Two 11' 4" x 10' 2" (3.45m x 3.10m)

With uPVC double glazed windows to front and side elevations and radiator.

Bedroom Three 11' 4" x 8' 1" (3.45m x 2.46m)

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

Family Bathroom

With a panel bath incorporating shower over, WC, wall mounted wash basin, tiled walls, tiled flooring, radiator, recessed ceiling lighting and uPVC double glazed window.

Bedroom Four 8' 2" max x 7' 9" max (2.49m max x 2.36m max)

With a uPVC double glazed window to front elevation enjoying lovely aspects over countryside and radiator.

Externally

The property benefits from a lovely walled garden and incorporates an extensive paved patio with a covered entertaining area, raised timber decked terrace, lawned area and an abundance of plants and shrubs. A pedestrian gate allows access to the drive.

Garage

With an up and over door, EV charging point, light and power.

Tenure

Freehold.

Services

Air source heat pump, fan coil units, mains electricity and water (not tested by Cheshire Lamont).



Viewings

Strictly by appointment only via Cheshire Lamont.

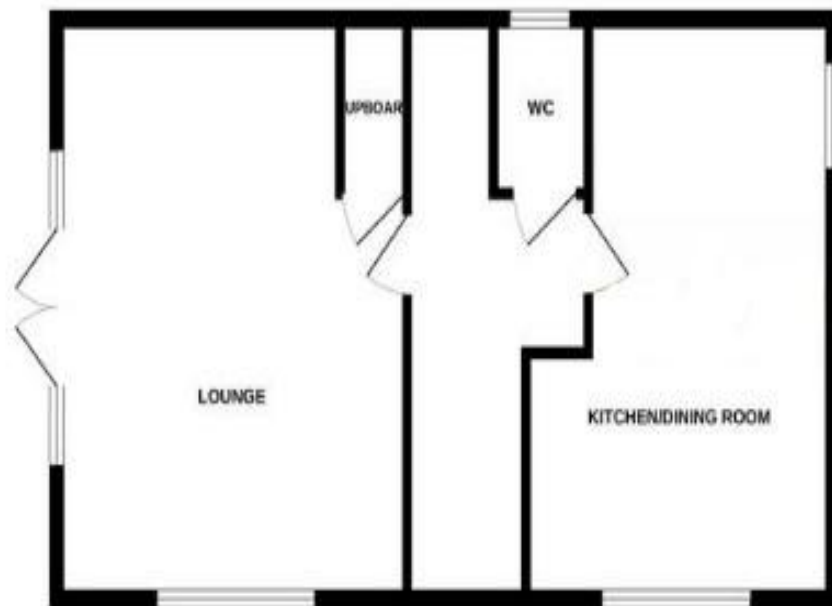
Directions

From Nantwich proceed along Welsh Row, turn left into Queens Drive and continue for approximately 5 miles into Wrenbury village. Continue past the Post Office towards the canal and turn left onto the new Bovis Estate. Turn first left into the small close and the property is on the right hand side.

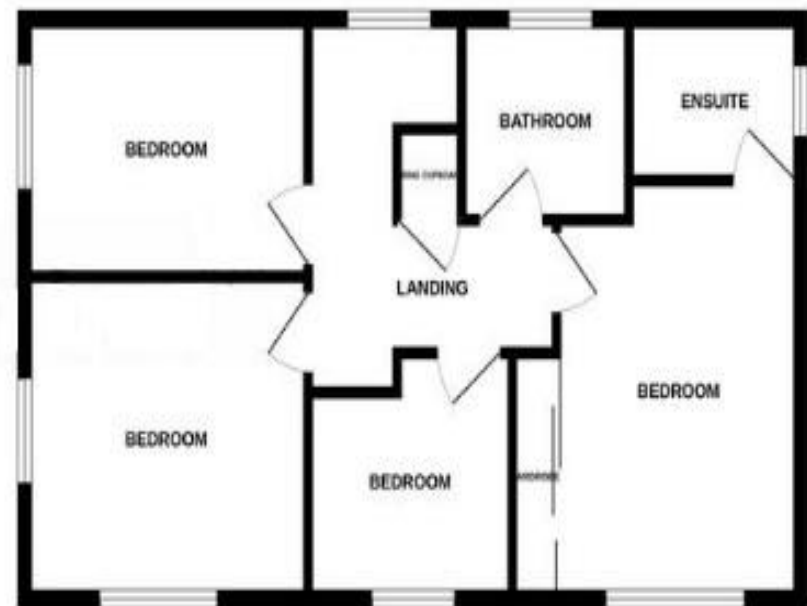
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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