



10 Roundhead Street, Henhull, Nantwich CW5 6YR

CHESHIRE
LAMONT

An immaculately presented, recently constructed double bay fronted modern detached family house situated in a corner position within the highly regarded Kingsbourne development nearby to the town centre providing well arrayed accommodation over three floors and benefiting from enclosed rear garden, tandem driveway and garaging. NO CHAIN for early completion. Viewing recommended.

- A three storey detached double bay fronted family home
- Standing in a corner position upon the highly sought after Kingsbourne development
- Nearby to the town centre and lovely walks along The Shropshire Union Canal
- Providing immaculately presented accommodation throughout
- Benefiting from an enclosed rear garden, tandem driveway and garaging
- Entrance hall, spacious lounge and cloakroom
- Fully appointed modern open plan family dining kitchen and utility room
- First floor master bedroom with dressing room and ensuite shower room, further double bedroom and family bathroom
- Two second floor bedrooms and shower room

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 is just 3 miles away.

Property Details

A paved path leads to a uPVC double glazed composite door with external courtesy lights to either side allowing access to:

Entrance Hall

With an oak railed staircase ascending to first floor, radiator, attractive grey plank effect Amtico flooring and a panel door leads to:

Cloakroom

With a WC, pedestal wash basin, radiator, grey plank effect Amtico flooring and extractor fan.



From the Entrance Hall a panel door leads to:

Lounge 19' 2" x 10' 5" (5.85m x 3.18m)

A delightful spacious reception room with a uPVC double glazed bay window to front elevation, uPVC double glazed window to side elevation and two radiators.

From the Entrance Hall a panel door leads to:

Open Plan Family Dining Kitchen 19' 2" x 13' 7" (5.85m x 4.14m)
Family/Dining Area

With full height uPVC double glazed windows to either side of uPVC double glazed double doors overlooking rear garden, uPVC double glazed bay window to side elevation, grey plank effect Amtico flooring, radiator and open access to:

Kitchen Area

With a superb range of modern shaker style base and wall mounted units, attractive marble effect working surfaces, built-in double electric oven with four ring gas hob and filter canopy over, integrated dishwasher, integrated fridge and freezer, single drainer sink with mixer tap, wall mounted cupboard incorporating a Logic gas fired central heating boiler, uPVC double glazed window to rear elevation, grey plank effect Amtico flooring, recessed ceiling lighting and a panel door leads to:

Utility Room 5' 7" x 6' 1" (1.69m x 1.86m)

With shaker style units, attractive marble effect working surface, integrated washer dryer, space for further under the counter appliance, grey plank effect Amtico flooring and a uPVC double glazed door to outside.

First Floor Landing

With access to loft, double panel doors to cupboard incorporating pressurised cylinder system, radiator, uPVC double glazed window to front and side elevations and a panel door leads to:

Family Bathroom 6' 7" x 5' 7" (2.00m x 1.70m)

With a panel bath, WC, pedestal wash basin, towel radiator, grey plank effect Amtico flooring, uPVC double glazed window, extractor fan and part tiled walls.

Master Bedroom 11' 4" x 10' 5" (3.46m x 3.17m)

With a uPVC double glazed bay window to front elevation, radiator, open access to Dressing Room (2.20m x 1.96m) and a panel door leads to:

En-Suite Shower Room 7' 3" x 4' 8" (2.20m x 1.41m)

With an enclosed shower cubicle, WC, pedestal wash basin, towel radiator, grey plank effect Amtico flooring, uPVC double glazed window, extractor fan and part tiled walls.



Bedroom Two 11' 1" x 9' 9" (3.37m x 2.98m)

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

Second Floor Landing

With Velux window, panel door to deep cupboard incorporating door to further eaves storage cupboard and a panel door leads to:

Bedroom Three 14' 11" x 9' 9" (4.54m x 2.98m)

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

Bedroom Four 11' 4" x 8' 4" (3.46m x 2.54m)

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

Shower Room 8' 0" x 4' 9" (2.43m x 1.46m)

With an enclosed shower cubicle, WC, pedestal wash basin, grey plank effect Amtico flooring, part tiled walls, Velux window, towel radiator and extractor fan.

Externally

The property stands in a corner position and benefits from a tandem driveway and semi-detached garaging to the side with EV charging points. The lawned rear garden is contained within high walling and fencing with an external tap and pedestrian gate allowing access to the driveway.

Tenure

Freehold with an annual maintenance charge.

Services

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

Directions

From Nantwich town centre proceed to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and continue along Reaseheath Way to the very top of the development. Turn left along William Brereton Way, turn left onto Cavalier Road and right onto Roundhead Street where the property is located on the left hand corner.



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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