



2 Taunton Place, Henhull, Nantwich CW5 6XW

CHESHIRE
LAMONT



A superbly situated and impeccably constructed detached bay fronted four bedroom Redrow home in a fine position upon a tranquil cul de sac location within walking distance of Nantwich town centre providing delightfully appointed, stylish accommodation. Contemporary style paved garden, driveway and garage. Viewing highly recommended.

- An impeccably designed and presented four bedroom bay fronted family home
- Constructed by the highly renowned "Redrow"
- Situated in a delightful position upon the sought after Kingsbourne development
- Within walking distance of Nantwich town centre and pleasant walks along The Shropshire Union Canal
- Attractive paved rear garden, tandem driveway and single garage
- Reception hall, cloakroom and spacious bay fronted lounge
- Superbly appointed modern open plan family dining kitchen with doors to garden
- Bay fronted master bedroom with en-suite shower room
- Three further bedrooms and family 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 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

A paved path leads to a covered canopy porch with external light with a glazed uPVC double glazed composite door allowing access to:

Reception Hall

A lovely entrance to the property with Amtico flooring, returned staircase ascending to first floor with uPVC double glazed window, radiator, door to under stairs storage cupboard and a door leads to:

Cloakroom

With WC, wash basin with tiled splashback, uPVC double glazed window to front elevation, recessed ceiling lighting, radiator and Amtico flooring.

Lounge 16' 4" x 11' 4" (4.98m x 3.46m)

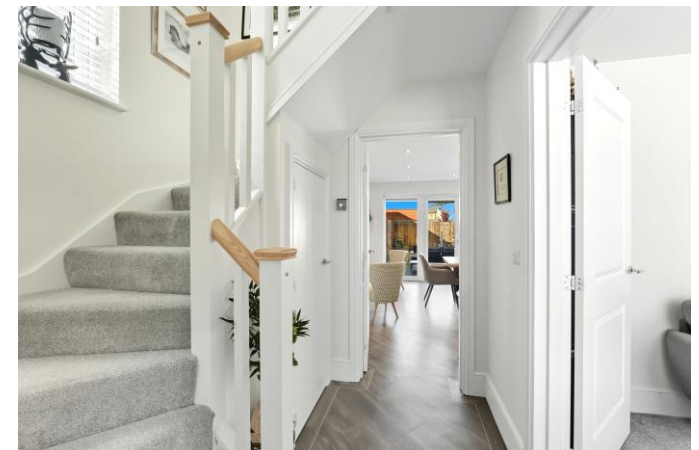
With a uPVC double glazed bay window to front elevation, radiator and television aerial point.

Open Plan Family Dining Kitchen 19' 3" x 14' 9" (5.88m x 4.50m)

A superbly appointed room with a range of high quality shaker style base and wall mounted units, pantry unit incorporating cupboards and drawers, attractive quartz working surfaces with diamond insert and upstands, one and a half bowl sink mixer tap incorporating boiling tap, AEG integrated double electric oven/microwave, AEG induction hob with filter canopy and light above, integrated fridge and freezer, integrated dishwasher, uPVC double glazed doors with uPVC double glazed windows to either side overlooking rear garden, recessed ceiling lighting, television aerial point, contemporary style radiator, switches for external lighting and outside water feature, Amtico flooring and a door leads to:

Utility Cupboard

With plumbing for washing machine, shelf and extractor fan.



First Floor Landing

With access to loft, door to airing cupboard incorporating a wall mounted Worcester boiler and pressurised cylinder system radiator and a door leads to:

Family Bathroom

With a Sottini wash basin, mirrored bathroom cabinet with sensor lighting, shaver point, WC, panelled bath incorporating shower over and shower screen, part tiled walls, tiled flooring, heated towel rail, recessed ceiling lighting, extractor fan and a uPVC double-glazed window to side elevation.

Master Bedroom 13' 4" x 11' 4" (4.07m x 3.46m)

With a uPVC double glazed bay window to front elevation, television aerial point, built in mirrored wardrobes, radiator and a door leads to:

En-Suite Shower Room

With WC, Sottini wash basin, mirror fronted cabinet with sensor lighting, heated towel rail, shaver point, uPVC double-glazed window to side elevation, extractor fan and a walk-in shower enclosure with sliding glazed door.

Bedroom Two 13' 2" x 10' 2" (4.02m x 3.10m)

With a uPVC double glazed window to rear elevation, television aerial point and radiator.

Bedroom Three 9' 1" x 8' 5" (2.77m x 2.57m)

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

Bedroom Four 8' 5" x 7' 11" (2.57m x 2.42m)

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

Externally

A tandem tarmac driveway stands to the side of the property providing parking facilities and leads to a single garage with a pedestrian gate allowing access to the rear garden. The attractive paved rear garden benefits from a raised decked area incorporating inset feature lighting, a contemporary stainless steel and pebble water feature, external lighting and sockets.

Garage

With an up and over door to front, external lighting, EV charging point light, power and loft access providing further storage.



NB
Please note the floorplan is a mirror image of this property.

Tenure
Freehold - subject to an annual maintenance charge.

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

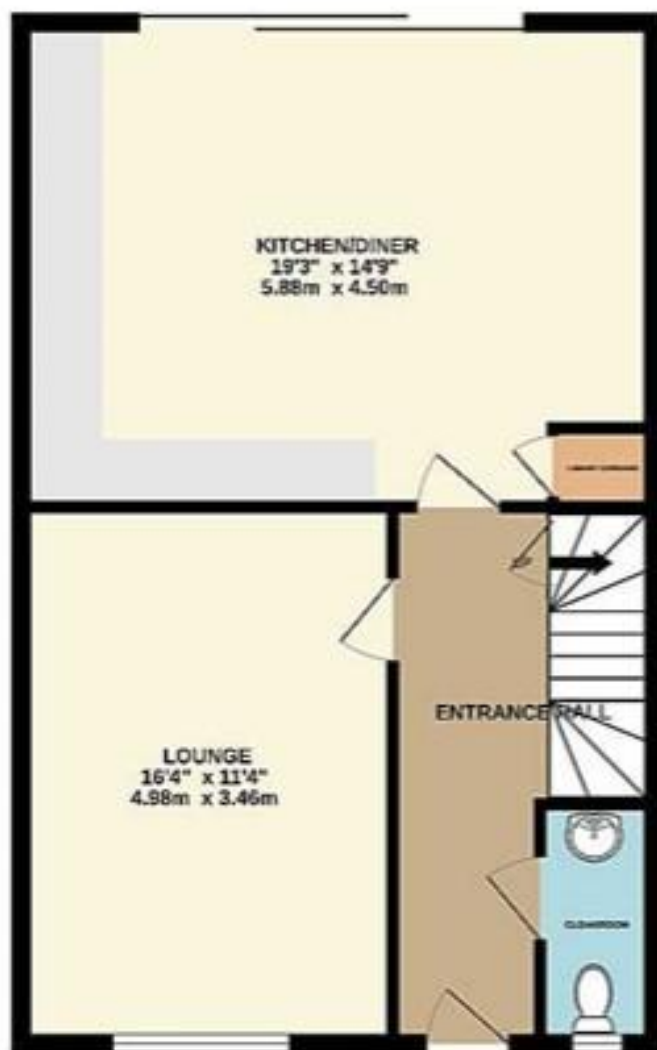
Viewings
Strictly by appointment only via Cheshire Lamont.

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. Turn left onto Richard Gibson Road, left onto Camp Hill Drive and

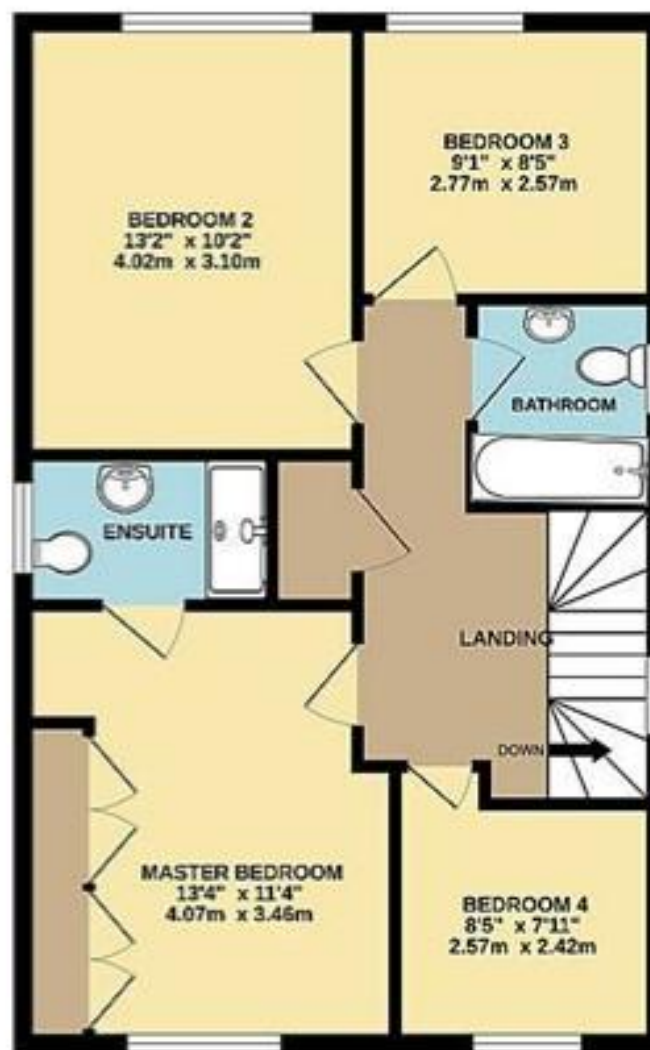
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.





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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