



30 Mount Drive, Nantwich CW5 6JG

CHESHIRE
LAMONT



Commanding a delightful position in a highly sought after location, a most attractive four bedroom bay fronted detached period house standing in superb established gardens affording well arrayed and appointed accommodation retaining many original features and character with some further potential for versatile enhancements. Viewing highly recommended.

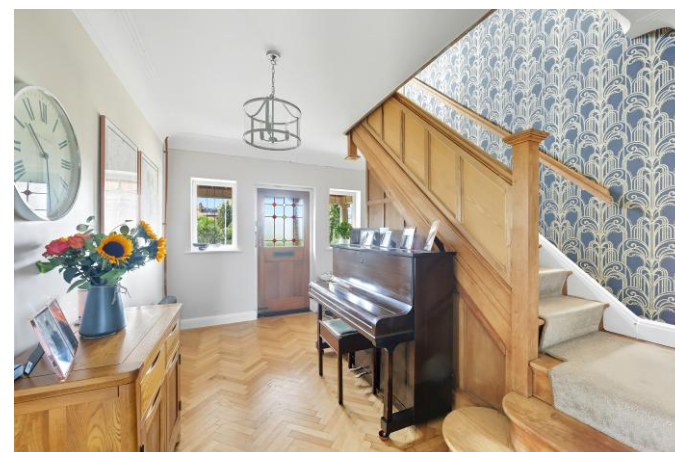
- A superb 1950's bay fronted detached residence
- Delightfully situated in a highly regarded and sought after location within Nantwich
- Standing in large established gardens to the front and rear
- Affording superb accommodation with a wealth of appealing features and original character
- Detached garden room/summer house, large driveway, double garaging
- Two glorious principal reception rooms, kitchen, laundry room, cloakroom, deep pantry/store
- Three first floor bedrooms and luxurious family bathroom
- Second floor bedroom suite with en-suite shower room
- 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A handsome pillared porch with quarry tiled floor provides a beautiful approach to the property and a leaded and stained glass



panelled door with two uPVC double glazed windows to either side allows access to:

Reception Hall 17' 9" x 10' 5" (5.40m x 3.17m)

A glorious entrance to the property with attractive herringbone Oak wood block flooring, deep coved ceiling, Oak staircase ascending to first floor, Oak panel door to under stairs cupboard, column radiator and an oak door leads to:

Cloakroom

With WC.

From the Reception Hall an Oak glazed door leads to:

Dining Room 10' 11" x 13' 0" (3.33m x 3.97m)

With a uPVC double glazed bow window to front elevation, attractive herringbone oak wood block flooring, column radiator, picture railing, deep coved ceiling and a most handsome fireplace incorporating a coal effect gas fire.

From the Reception Hall an Oak glazed door leads to:

Lounge 15' 0" x 13' 0" (4.56m x 3.96m)

A beautiful reception room with a uPVC double glazed bay window to rear elevation incorporating a uPVC double glazed door enjoying lovely aspects over the rear garden, a living flame gas fire inset within an attractive fireplace surround upon marble hearth, picture rail, coved ceiling and column radiator.

From the Reception Hall a door leads to:

Kitchen 11' 4" x 10' 4" (3.45m x 3.15m)

With a range of base and wall mounted units comprising cupboards and drawers, integrated fridge, built-in double electric oven, built-in microwave, pull-out pantry cupboard, integrated dishwasher, stainless steel twin bowl sink with mixer tap, uPVC double glazed window overlooking rear garden, part tiled walls, radiator, coved ceiling, four ring gas hob with filter canopy over and a sectional glazed door leads to:

Rear Hall

With a base unit with cupboards beneath, shelving and a door leads to:

Attached Double Garage 17' 2" x 16' 0" (5.24m x 4.87m)

With remote controlled electrically operated roller door, windows to side, gas fired central heating boiler, light and power.



From the Rear Hall a door leads to:

Inner Hall

With a fan glazed door leading to the front of the property and a door leads to:

Laundry Room 6' 0" x 9' 0" (1.83m x 2.75m)

With a range of base and wall mounted units, plumbing for washing machine, deep Belfast sink and double glazed window to rear.

From the Inner Hall a door leads to:

Deep Pantry Store

With shelving.

First Floor Landing

With an Oak staircase ascending to second floor, hinged access to loft, uPVC double glazed window to front elevation providing lovely West facing views and of Nantwich Church tower, column radiator and an Oak door leads to:

Bedroom One 13' 1" x 10' 11" (3.99m x 3.33m)

With a uPVC double glazed bow window to front elevation, fitted wardrobes incorporating cupboard drawers and dressing table, picture railing and column radiator.

Bedroom Two 13' 0" x 13' 0" (3.97m x 3.97m)

With a uPVC double glazed window to rear elevation enjoying lovely aspects over the gardens, column radiator, picture railing and fitted wardrobes incorporating cupboards, drawers and dressing table.

Bedroom Three 12' 10" x 11' 11" (3.92m x 3.63m)

With a uPVC double glazed window to front and rear elevations, column radiator, picture railing and fitted wardrobes with cupboards over and bedside cupboards to either side of bed.

Bathroom

With a contemporary freestanding bath, large walk-in shower enclosure incorporating glazed screen and rain shower over with additional shower attachment, vanity wash basin with drawers beneath, WC, tiled walls and floor, two towel radiators, recessed ceiling lighting and two uPVC double glazed windows.

An Oak staircase with Velux window ascends to:



Bedroom Four

With a uPVC double glazed window, recessed ceiling lighting and an Oak door leads to:

En-Suite Shower Room

With a shower enclosure incorporating glazed screen and rain shower over with additional shower attachment, WC, vanity wash basin with drawers beneath, tiled floor, eaves storage cupboard, towel radiator, part tiled walls and a uPVC double glazed window.

Externally

To the rear, the property enjoys substantial established gardens with an extensive lawned garden area sheltered to both sides by high fencing, walling and neat hedging with well stocked flower beds and borders and stocked with an abundance of plants, trees and shrubs. The garden benefits from a greenhouse and a detached garden room/summer house (3.68m x 2.75m) with double glazed windows, ceiling fan and blinds.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Crewe Road and turn second left onto Mount Drive. The property is on the right hand side.



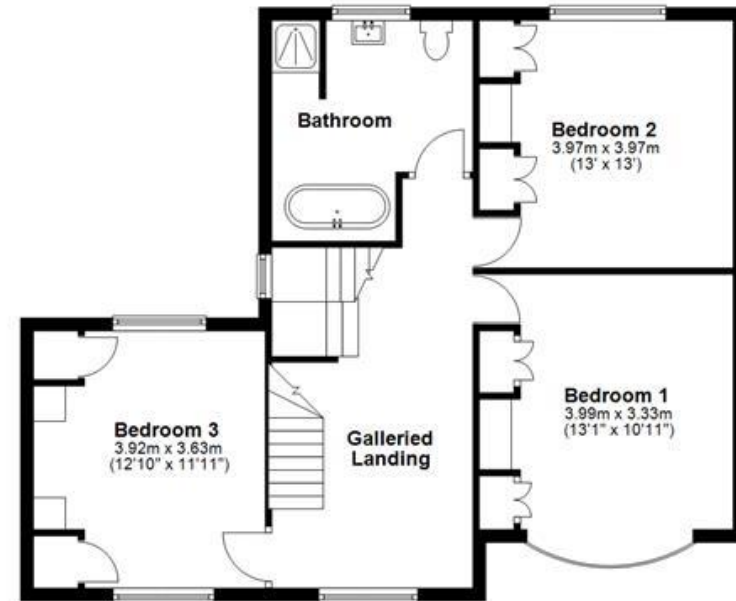
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second 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.

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