



23 Freshfields, Wistaston CW2 6QD

CHESHIRE  
LAMONT





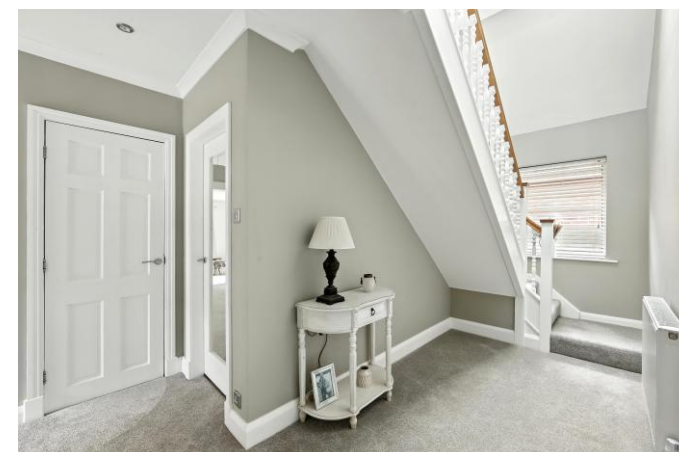


A truly stunning and highly individual detached four bedroom dormer bungalow in an idyllic established tree-lined plot with delightful gardens and Wistaston Brook to the rear providing outstanding and impeccably appointed accommodation of significant style and appeal with two ground floor bedrooms and bathroom, two spacious first floor bedrooms and luxurious bathroom. Viewing highly recommended.

- A stunning contemporary styled detached dormer bungalow
- Exceptional individual style and appeal of superior design
- Appointed throughout to a superb standard with very high quality fixtures and fittings
- Standing in large established gardens with lovely surroundings and bordering Wistaston Brook
- Spacious reception hall, fully appointed contemporary open plan family dining kitchen and utility room
- Beautifully appointed living room with feature fire and open access to dining area
- Two ground floor bedrooms and shower room
- Two spacious fitted first floor bedrooms and luxurious bathroom
- Extensive imprinted driveway and garaging
- Viewing highly recommended

#### Agents Remarks

This exceptional family home stands in a lovely position with delightful extensive established gardens bordering the Brook. 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

The property is set back from the road behind a low brick wall incorporating mature hedging and conifers with an impressive imprinted cobble effect driveway providing an entrance from Freshfields. The driveway leads to from the front to the side to a further parking area and to an integral garage. A high quality composite door allows access to:

#### Reception Hall 15' 11" max x 5' 11" max (4.85m max x 1.80m max)

A delightful spacious entrance to the property with high coved ceiling, panel door to deep built-in cupboard with shelving, radiator, recessed ceiling lighting, staircase to first floor and a sectional glazed door leads to:

#### Open Plan Family Dining Kitchen 25' 11" x 13' 2" (7.90m x 4.02m)

Enjoying delightful aspects through 3 panel bi-folding doors to the rear elevation affording glorious west facing views overlarge private established gardens bordering Wistaston Brook. The kitchen is comprehensively equipped with a superb range of contemporary base and wall mounted units, attractive quartz working surfaces and upstands, built-in double electric oven, four ring gas hob beneath filter canopy, full height uPVC double glazed window to front elevation, integrated dishwasher, integrated fridge and freezer, single drainer one and a half bowl sink with mixer tap, integrated waste drawers, high quality oak effect flooring, recessed ceiling lighting, ceiling lantern, uPVC double glazed panel to side elevation, tv niche and a full height sectional glazed door leads to:



#### Utility/Laundry Room 5' 4" x 7' 5" (1.62m x 2.26m)

With a wall mounted gas fired central heating boiler, base unit, plumbing for washing machine, high quality limed oak effect flooring, recessed ceiling lighting and a uPVC double glazed door to outside with a uPVC double glazed window to side.

From the Reception Hall a panel door leads to:

#### Bedroom Four 10' 0" x 10' 3" (3.04m x 3.12m)

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

From the Reception Hall a panel door leads to:

#### Shower Room

With a vanity wash basin incorporating drawers beneath, WC, chrome towel radiator, tiled walls, tiled floor, recessed shower





cubicle, recessed ceiling lighting and a uPVC double glazed window.

From the Reception Hall a panel door leads to:

**Bedroom Three 10' 0" x 12' 9" (3.05m x 3.88m)**

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

From the Reception Hall a full height sectional glazed door leads to:

**Glorious Living Room 15' 10" x 15' 5" (4.83m x 4.70m)**

With a recessed wall mounted living flame effect fire within attractive surround with pelmet lighting, uPVC double glazed window to side elevation, radiator and steps descend to:

**Dining Area 9' 10" x 14' 6" (3.00m x 4.43m)**

With superb aspects over the rear gardens via sliding uPVC double glazed doors to a n extensive raised patio terrace with low walling.

From the Reception Hall a staircase with three quarter landing, uPVC double glazed window and Velux window ascends to:

**First Floor Galleried Landing**

With recessed ceiling lighting and a panel door leads to:

**Bedroom One 15' 10" x 9' 8" (4.83m x 2.94m)**

With a uPVC double glazed window to rear elevation providing stunning views over established gardens and surroundings, radiator and a superb range of attractive fitted eaves storage cupboards, storage area and wardrobe and access to loft space.

From the Landing a panel door leads to:

**Bedroom Two 10' 0" x 12' 0" (3.04m x 3.67m)**

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

From the Landing a panel door leads to:

**Bathroom**

With a panel bath incorporating shower tap, WC, vanity wash basin with cupboards beneath, marble effect panelled walling, chrome towel radiator and uPVC double glazed window.

**Externally**

The tiered rear gardens are sheltered and secluded by high mature trees and hedging and benefits from a superb raised all weather composite decking area with delightful flower beds and borders





and a raised patio area with steps descending to a lawned garden bordered by an abundance of established plants trees. The gardens continue to a further sheltered garden area bordering the Brook.

**Garage 10' 9" x 7' 4" (3.28m x 2.23m)**

With electrically operated remote controlled roller door to front, light and power.

**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 towards Wistaston. Continue through the traffic lights at Wells Green and take the second right hand turning onto Berkeley Crescent. Turn right onto Freshfields where the property is situated on the right hand side.

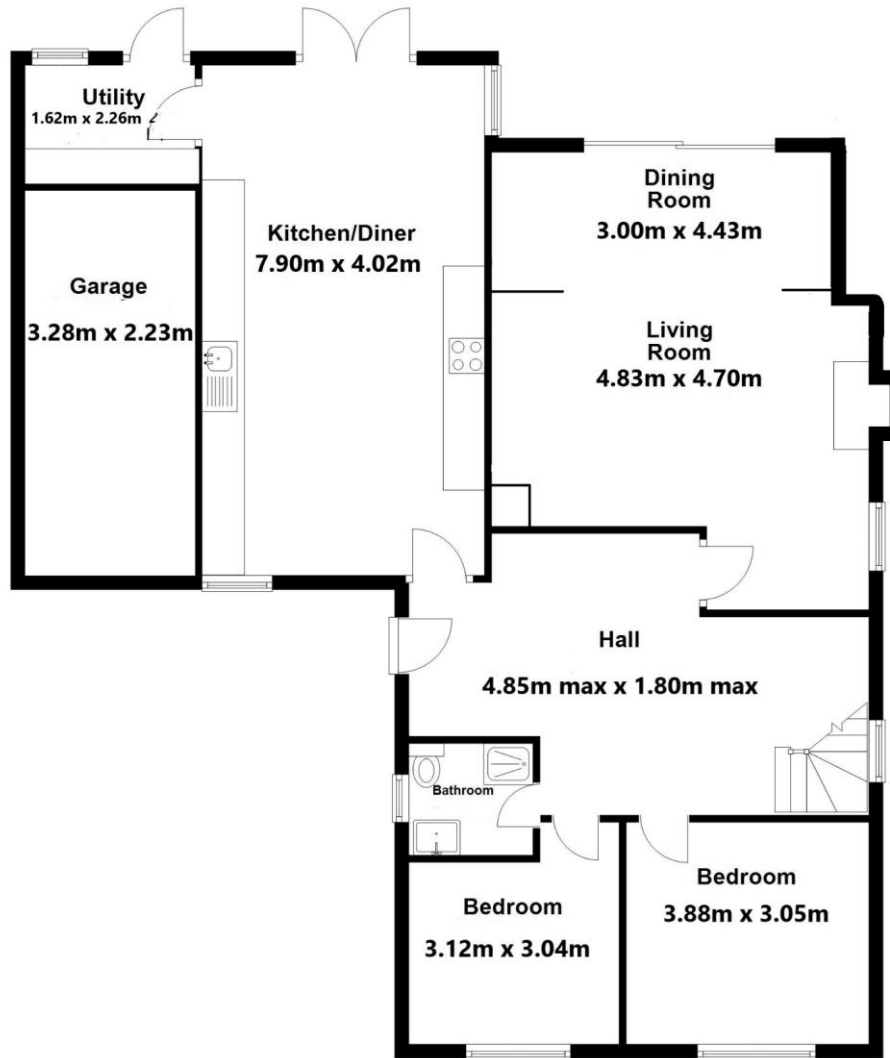


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



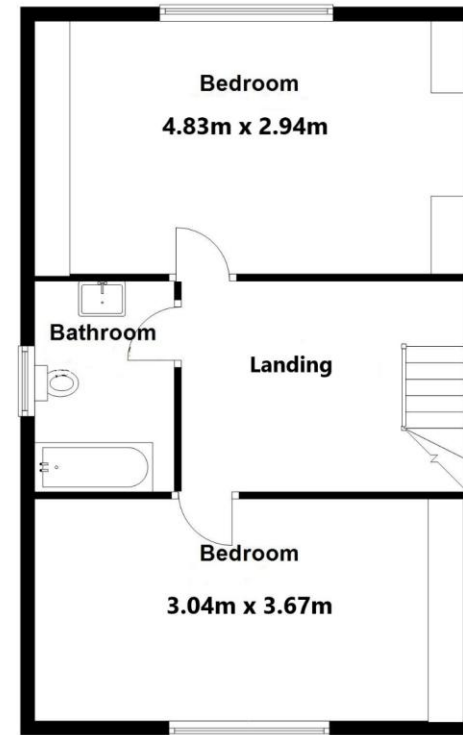
### Ground Floor

Approx. 108.0 sq. metres (1162.4 sq. feet)



### First Floor

Approx. 61.2 sq. metres (658.2 sq. feet)







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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