



"Hollyhock" Cottage, Meadow Grange, Wybunbury Road, Willaston CW5 7ER

**CHESHIRE
LAMONT**



An exceptionally well situated and presented spacious four bedroom modern detached house standing in the corner of a tranquil and exclusive gated location within Willaston Village affording delightfully appointed accommodation with a wealth of attractive features and lovely far reaching rural views to the rear. Driveway and double garaging. Available for early occupation with NO CHAIN. Viewing highly recommended.

- A delightfully situated superior modern detached family home
- Standing in the corner of a select gated courtyard of just four homes
- Affording lovely surroundings and far reaching countryside views to the rear
- In a highly sought after location on the periphery of Willaston village
- Double attached garage, double driveway and attractive gardens
- Attractive hallway, spacious lounge and dining room
- Kitchen, utility room, study and cloakroom
- First floor master bedroom with en-suite, and bedroom two with en-suite
- Two further bedrooms and family bathroom
- NO CHAIN for early completion

Agents Remarks

Hollyhock Cottage is a superior detached house designed and constructed in recent years to an exacting specification and is one of just four properties benefiting from a select private gated position. The village provides excellent primary schooling, shops and facilities that cater for day to day requirements and is only a short distance away from Nantwich. Cheshire Lamont recommend an early inspection.

Property Details

Electrically operated gates allow access over a small select cul-de-sac of just four prestigious houses and a wide herringbone block paved driveway stands at the front of the property and leads to attached double garage. A uPVC double glazed door with uPVC double glazed windows to either side allows access to:



Spacious Reception Hall

With an exposed pine spindle staircase ascending to first floor, tiled flooring, oak door to under stairs cupboard, radiator, recessed ceiling lighting and an oak door leads to:

Cloakroom

With a pedestal wash basin, WC and chrome towel radiator.

From the Reception Hall an oak door leads to:

Study/Bedroom Five 13' 1" x 9' 10" (4.00m x 3.00m)

With a uPVC double glazed window to front and rear elevations and radiator.

From the Reception Hall an oak door leads to:

Lounge 24' 7" x 11' 10" (7.50m x 3.60m)

Delightfully appointed with lovely aspects via a uPVC double glazed box bay window to front elevation and uPVC double glazed doors with uPVC double glazed windows to either side overlooking the rear garden, radiators, wall mounted recessed gas fireplace and sectional glazed oak doors lead to:

Dining Room 12' 1" x 11' 10" (3.68m x 3.60m)

Beautifully appointed with a uPVC double glazed bay window to rear elevation incorporating upVC double glazed doors, radiator and an oak door leads to:

From the Reception Hall an oak door leads to:

Kitchen 14' 9" x 8' 10" (4.50m x 2.70m)

Comprehensively equipped with a superb range of oak fronted base and wall mounted units, attractive working surfaces with complimentary upstands, peninsular dining counter, built-in double electric oven, built-in microwave, five ring gas hob with filter canopy over, single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, built-in wine rack, integrated fridge and freezer, uPVC double glazed window to side and rear elevations, radiator, recessed ceiling lighting and an oak door leads to:

Utility Room

With oak fronted base unit incorporating single drainer sink unit with mixer tap, oak fronted tall implement cupboard, plumbing for washing machine, radiator, uPVC double glazed door to outside and recessed ceiling lighting.



First Floor Galleried Landing

With a uPVC double glazed window to front elevation providing lovely aspects, radiator, oak door to deep airing cupboard incorporating a pressurised vented cylinder system and shelving, access to loft and an oak door leads to:

Master Bedroom 13' 8" x 11' 11" (4.16m x 3.63m)

Attractively appointed with two oak fronted built-in double wardrobes incorporating railings and shelving, dressing table with full height mirror, uPVC double glazed double doors to Juliet balcony enjoying outstanding aspects over countryside, radiator and an oak door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, half tiled walls, tiled flooring, chrome towel radiator and uPVC double glazed window.

From the Landing an oak door leads to:

Bedroom Two 13' 1" x 10' 10" (4.00m x 3.30m)

With an oak fronted built-in double wardrobe, uPVC double glazed window to rear elevation providing superb aspects over open countryside, radiator and an oak door leads to:

En-Suite Shower Room

With an enclosed shower cubicle, wall mounted wash basin, WC, half tiled walls, tiled flooring, chrome towel radiator and uPVC double glazed window.

From the Landing an oak door leads to:

Bedroom Three 13' 1" x 9' 10" (4.00m x 3.00m)

With uPVC double glazed window to front and side elevations, oak fronted built-in wardrobe and radiator.

From the Landing an oak door leads to:

Bedroom Four 11' 10" x 7' 10" (3.60m x 2.40m)

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

From the Landing an oak door leads to:

Family Bathroom

With a large double ended panel bath, corner fitted shower cubicle, WC, pedestal wash basin, half tiled walls, tiled flooring, chrome towel radiator and uPVC double glazed window.



Externally

Hollyhock Cottage stands in the corner of a quiet gated courtyard with established woodlands to the south elevation and open fields to the rear. The established lawned rear garden is enclosed within fencing and hedging and benefits from a paved patio and a superb range of established borders.

Attached Double Garage 17' 9" x 17' 9" (5.41m x 5.41m)

With twin up and over doors, light, power and personal door to rear.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

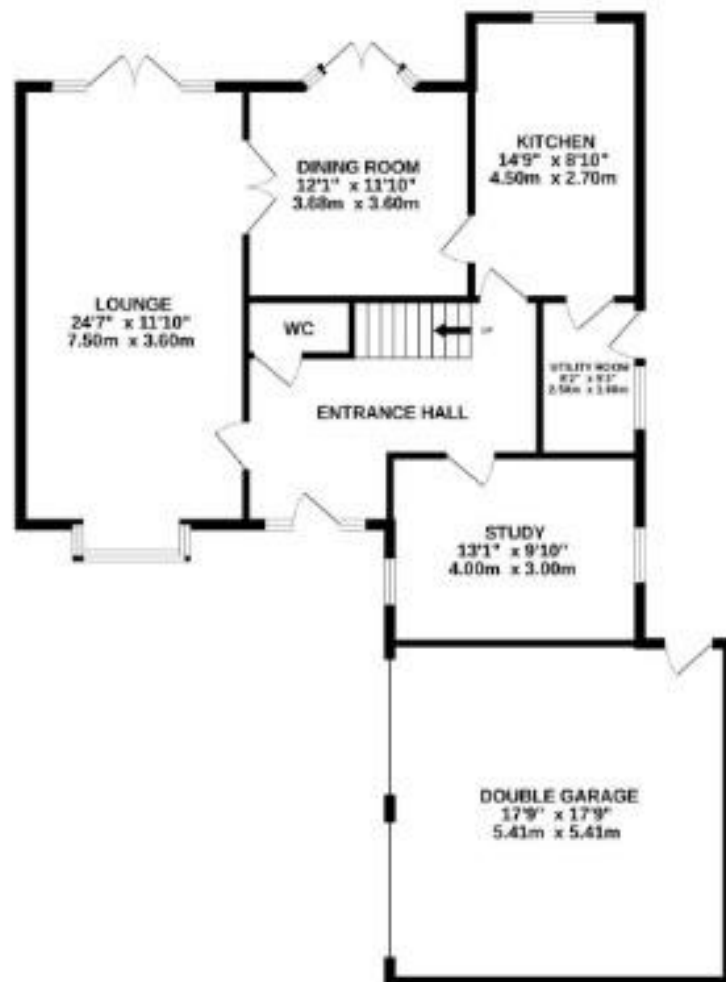
From Nantwich proceed to the A500 along London Road and at the roundabout at the A500 take the second turning into Cheerbrook Road. Continue to the end of the road, turn right into Wybunbury Road and left into Meadow Grange. The property is on the right just beyond the gates.



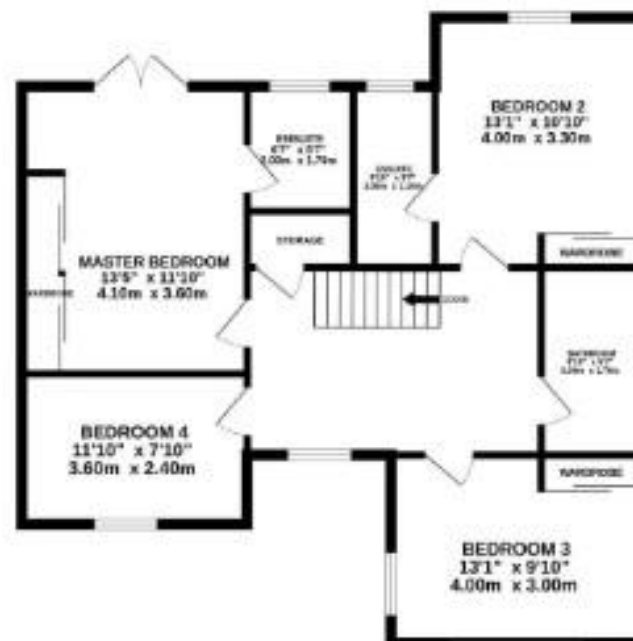
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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