



**10 Kingfisher Close**  
CW5 5YE  
**Offers Over £370,000**



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STEPHENSON BROWNE



Stephenson Browne are pleased to market this lovely four-bedroom detached home in Nantwich.

On entering the property, you are greeted by the entrance hall with doors leading through to the lounge, kitchen/diner and WC with stairs leading up to the first-floor accommodation. The lounge has a lovely feature fireplace and is open plan to the dining area which leads through to the conservatory via sliding doors. The kitchen comprises fitted units with plenty of worktop space and plumbing for a dishwasher and washing machine. Double doors lead out to the rear garden and there is room for a table and chairs.

On the first floor are three double bedrooms with a fourth single bedroom. The master bedroom has an en-suite shower room with a three-piece suite. The family bathroom also has a three-piece suite.

The front of the property features a driveway with off-street parking leading to the front entrance door and a tiled pathway leading to the side gate. The rear of the property is enclosed by wooden panel fencing and features a laid to lawn area with a patio area. The property also comes with an electric car charging point.

There are a number of local green areas including Barony Park Sports Complex, Nantwich Tennis Club and Nantwich Cricket Club.

The property benefits from gas central heating and fully double-glazed windows. Offering a great location with local amenities, viewing this property is highly recommended.

#### Entrance Hall

Solid oak flooring.

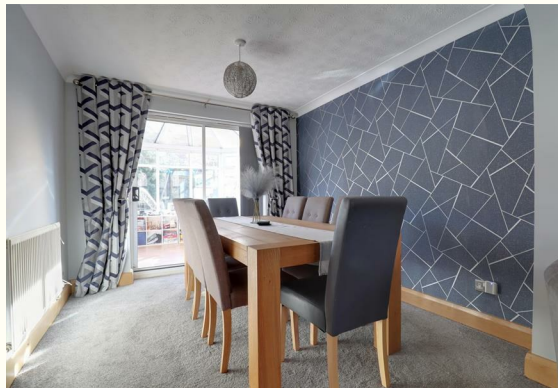
#### Cloakroom

Low level WC. Pedestal wash basin. Front aspect window.

#### Kitchen

17'8" x 10'9" (5.41m x 3.29m)

Having a range of fitted units with space and plumbing for a fridge freezer, washer, dryer and oven with gas hob. The kitchen has patio doors to the rear garden and access to the garage.







### Living Room

11'6" x 14'1" (3.53m x 4.30m)  
Front aspect window. Feature fire.

### Dining Room

9'3" x 9'11", (2.84m x 3.03,)  
Space for a dining table and chairs. Sliding doors to the conservatory.

### Conservatory

10'5" x 9'5" (3.20m x 2.89m )  
Patio doors to the rear garden.

### Landing

Airing cupboard. Loft access.

### Bedroom One

11'5" x 10'1" (3.50m x 3.09m)  
Fitted wardrobes. Door to ensuite shower room.

### Ensuite

Walk in shower. Low level WC. Pedestal wash basin.

### Bedroom Two

8'3" x 19'8" (2.54m x 6.01m)  
Fitted wardrobes. Front and rear aspect windows.

### Bedroom Three

9'9" x 9'6" (2.98m x 2.92m)  
Fitted wardrobes.

### Bedroom Four

7'10" x 7'8" (2.41m x 2.36m)  
Fitted wardrobes.

### Bathroom

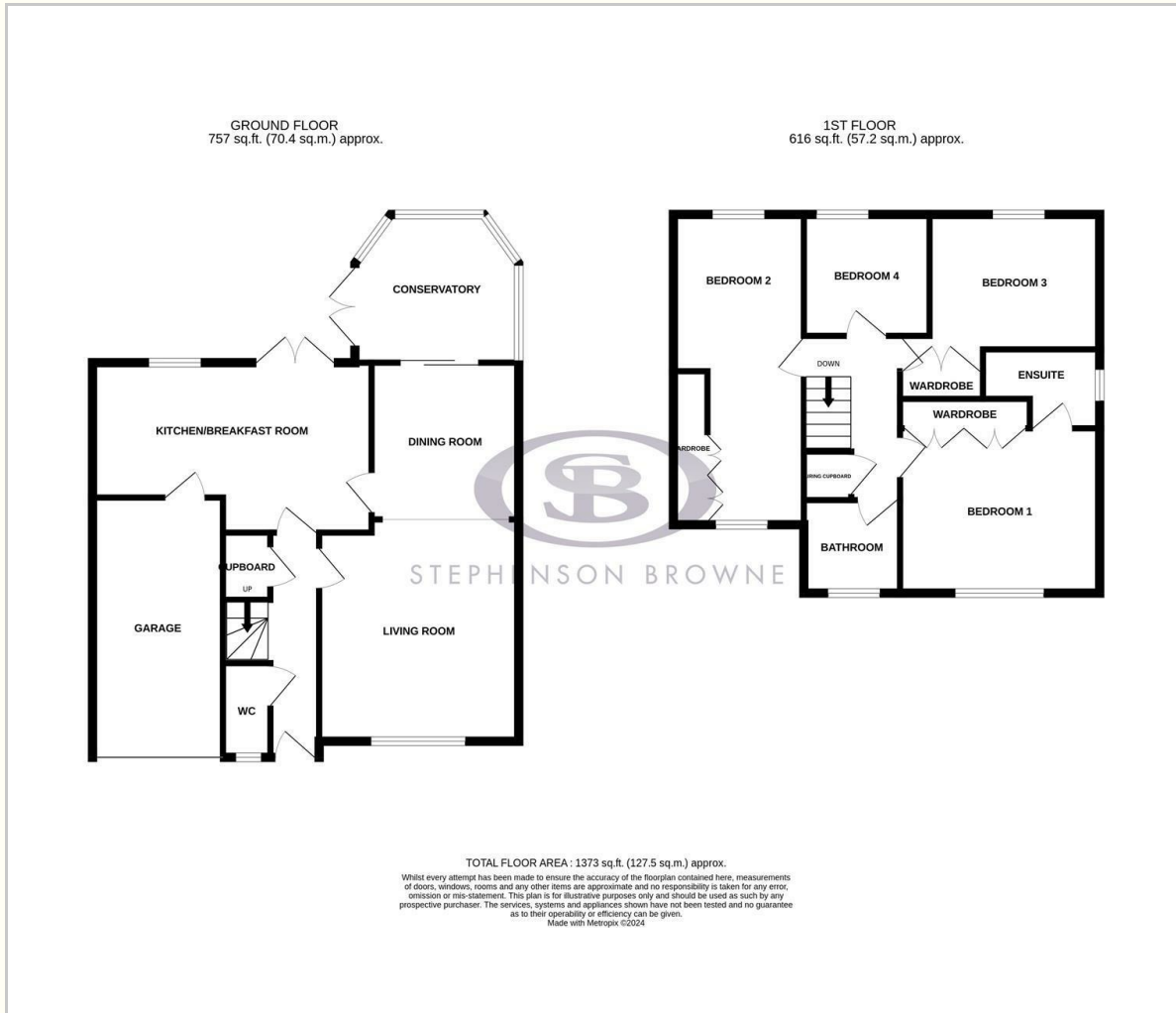
Bathtub. Low level WC. Pedestal wash basin.  
Tiled walls.

### Garage

Up and over door. Power and light. Wall mounted boiler.



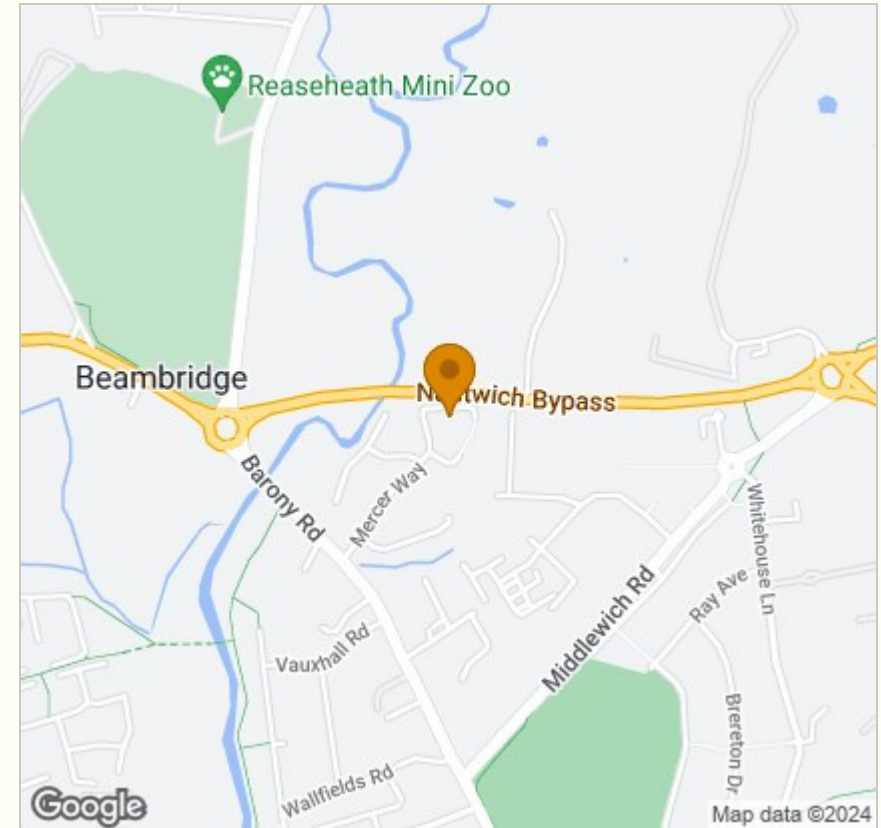
## Floor Plan



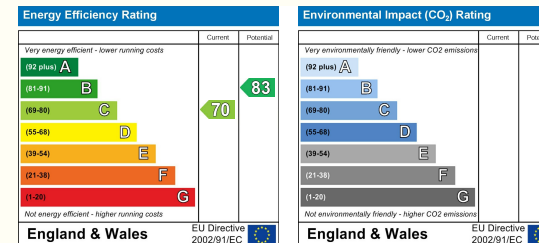
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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