

White Iris Place, Stapeley, Nantwich, CW5 7TB

£445,000

Council Tax Band: E



The 'Avondale' built by David Wilson Homes, a spacious detached four double bedroom family home. White Iris Place is a quiet cul-de-sac in the sought after Stapeley area, one of the best locations on this development.

Just a short walk to local amenities such as the Co-op to pick up the pint of milk that you forgot on the weekly shop. Nantwich is just over 1 mile away and Crewe approximately 6 miles away.

In the 2022 Ofsted inspection for local High School Brine Leas received Good across the board but received outstanding in their 16-19 year old study programme. Malbank also received 'Good' in their latest Ofsted inspection. The catchment Primary school Stapeley Broad Lane is rated Outstanding by Ofsted. The popular Reaseheath College can also be found less than 3 miles away.

The current owners have commented on the community feel that the development already has, getting involved with the nature walk that runs alongside the end of White Iris Place, planting wild flower seeds attracting a variety of wildlife to the immediate area for everyone's enjoyment.

When purchasing the property in 2019 as a 'new build' the current owners opted for upgrades in many areas of their home, compared to the basic Avondale, including the flooring and in the kitchen/utility room.

The perfect family home, you'll love the open plan kitchen - great for entertaining, special family time, or catching up over a coffee. A spacious lounge with French doors to your lovely south facing garden, provides a great place to relax. And the handy study across the hall is ideal for working from home. Upstairs, retreat to the main bedroom with dressing area and ensuite. You'll also find three further double bedrooms to choose from and a family bathroom.

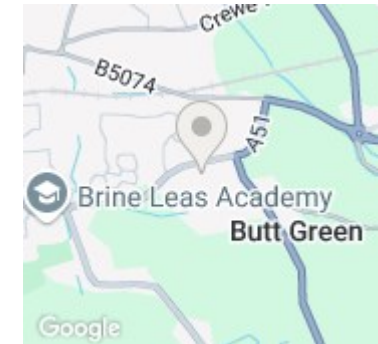


Open House Whitchurch



Approx. Gross Internal Floor Area 1663 sq. ft / 154.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	