



16 Kensington Drive, Willaston, Nantwich, Cheshire, CW5 7HL
£495,000

**BAKER
WYNNE &
WILSON**

AN EXCELLENT, FIVE BEDROOM, DETACHED FAMILY HOUSE, OCCUPYING A PRIME POSITION ON A SMALL DEVELOPMENT, OPPOSITE A GREEN, 500 YARDS FROM WILLASTON VILLAGE CENTRE.

SUMMARY

Reception Hall, Cloakroom, Study, Living Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom with En-suite Bathroom, four further Bedrooms, Bathroom, Gas Fired Central Heating, uPVC Double Glazed Windows, Integral Double Garage, Car Parking Space, Gardens.

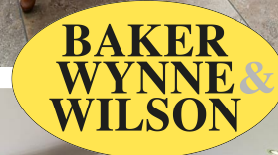
DESCRIPTION

An attractive detached house, constructed in 1998 by Linden Homes of brick under a tiled roof and approached over gravel drive. Kensington Drive is in an area where buying opportunities are rare, as evidenced by the fact that this property comes to the market for the first time since it was built.

The accommodation extends to about 1870 square feet plus the integral double garage. If you work from home this is a great house, with a designated study with bespoke fitted furniture on the ground floor, plus multiple bedrooms that could be used as an office. With space, versatility, much natural light and scope to be adapted to suit individual requirements, this excellent home has much to offer.

LOCATION & AMENITIES

Located on the edge of Willaston Village, a desirable, thriving community only a short distance from the historic town of Nantwich and nearby Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social caller and community groups, plus a church and mini supermarket. There are highly reputable local schools and nursery's easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm and Shop is close by within walking distance and provides a farm shop, cafe and butchers. The historic town of Nantwich is two miles and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants and bars and also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500. Crewe train station (2.5 miles) offers a 90 minute service into London Euston with future improvements underway.



DIRECTIONS

From our Offices in Pepper Street, turn right onto Beam Street. Then turn right onto Millstone Lane/B074. At the first roundabout, take the second exit towards Churches Mansion and take the first exit onto London Road/B5074 at the second roundabout. Continue to follow the B5074. Continue onto Newcastle Road/A51. At the roundabout, take the second exit onto Cheerbrook Road, left into Kensington Drive and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements;

ENTRANCE PORCH

Exterior light.

RECEPTION HALL

17'9" x 8'9"

Understairs store, double doors to Living Room, ceiling cornices, two radiators.

CLOAKROOM

Cream coloured suite comprising low flush W/C and hand basin, radiator.

STUDY

12'4" x 6"

Bespoke range of fitted furniture comprising desk, cupboards, drawers, wall cupboards and shelving, radiator

LIVING ROOM

17'5" x 12'2"

Timber fire surround with composite marble inset and hearth and living flame coal effect gas fire, ceiling cornices, two radiators, double glazed window, french windows and two picture windows.

CONSERVATORY

13'7" x 9'7"

Double glazed windows and french windows to garden, inset lighting, tiled floor with underfloor heating.

DINING ROOM

10'9" x 9'7"

Ceiling cornices, radiator.



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KITCHEN/BREAKFAST ROOM

16'6" x 12'3"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with granite work tops, walled cupboards, Leisure Range Master 110 Range style cooker with extractor hood above, integrated dishwasher, refrigerator and freezer, part tiled walls, inset ceiling lighting, two double glazed windows, ceiling cornices, radiator.

UTILITY ROOM

5'8" x 5'5"

Stainless steel single drainer sink unit, cupboard under, wall cupboard, plumbing for washing machine, British Gas boiler, door to side, tiled floor, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'9 x 8'3"

Cylinder cupboard with Megaflo system, access to loft, radiator.

MASTER BEDROOM

13'2" plus wardrobes x 11'3"

Two built in double wardrobes, radiator.

EN-SUITE BATHROOM

11'9" x 7'10"

Cream coloured suite comprising panel bath with mixer shower, twin hand basins, low flush W/C and bidet, shower cubicle with twin head shower, inset ceiling lighting, mirror, bathroom cabinet, radiator.

BEDROOM NO. 2

13'3" x 11'6"

Built in double wardrobe, ceiling cornices, radiator.

BEDROOM NO. 3

12'4 x 10'6" plus recess

Ceiling cornices, radiator.

BEDROOM NO. 4

8'7" x 8'7" plus recess

Radiator

BEDROOM NO. 5

8'10" x 8'5"

Radiator.

BATHROOM

8'5" x 5'6"

Cream coloured suite comprising of panel bath with mixer shower, pedestal hand basin and low flush W/C, light/shaver point, part tiled walls, mirror, radiator.

OUTSIDE

Integral Double Garage

16'2" x 17'4"

Two electrically operated roll-over doors, personal door, light and power.

Car parking space. Garden shed (12' x 7'6") with light and guttering feeding two water butts. Outside power point. Outside taps. Exterior lighting.

GARDENS

The front garden is gravelled with borders. The rear garden extends to about 50 feet and is extensively lawned with flower and herbaceous borders, specimen trees, conifers and a flagged patio.

SERVICES

All main services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

Band F.

VIEWINGS

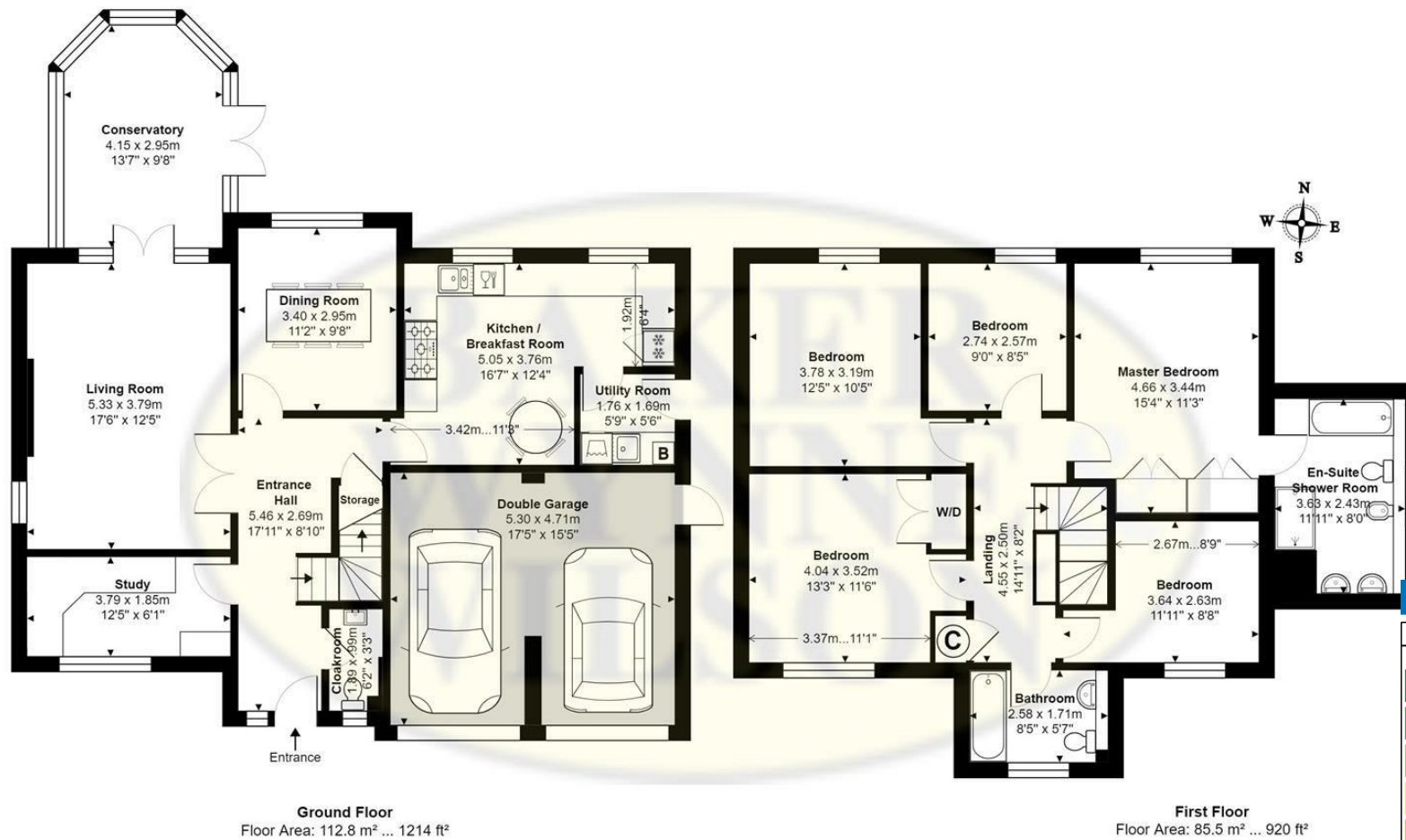
By appointment with Baker Wynne and Wilson
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16 KENSINGTON DRIVE, WILLASTON, NANTWICH, CHESHIRE, CW5 7HL

Approximate Gross Internal Area: 198.3 m² ... 2134 ft² (Includes Double Garage)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
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