



41 Flowerscroft, Nantwich, CW5 7GN

Guide Price £425,000

**BAKER  
WYNNE &  
WILSON**

AN ATTRACTIVE, CLEVERLY ENLARGED, FOUR BEDROOM, THREE BATHROOM DETACHED HOUSE WITH A SOUTH EAST FACING LANDSCAPED GARDEN, ABOUT ONE MILE FROM NANTWICH TOWN CENTRE.

## SUMMARY

Entrance Hall, Living Room, Kitchen/Dining/Family Room, Study, Utility Room, Cloakroom, Landing, Master Bedroom with En-Suite Shower Room, Bedroom No. 2 with En-Suite Shower Room, Two Further Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Integral Garage, Garden Shed, Car Parking Space, Gardens.

## DESCRIPTION

The property, built in 2000 of brick under a tiled roof is approached over a tarmacadam drive. This most appealing detached house has a very good position, having a south east facing garden and double width driveway that leads to the integral garage. Accordingly, it is a very good buying opportunity.

Internally the house has a lot to offer and at the rear can be found the superb kitchen/dining/family room (23'3" x 16'3") with bifolding doors to the garden. There is 1500 sq ft (gross internal) of well planned accommodation, spread over two floors.

## LOCATION & AMENITIES

Flowerscroft forms part of the Stapeley Park Development on the southern confines of Nantwich, about one mile from the town centre. Nantwich is a charming market town set beside the river Weaver, with a rich history, wide range of speciality shops and four supermarkets. Stapeley is a popular edge of town location, with the benefit of a family friendly public house, co-op store and other shops within the development. Pear Tree Field Primary School is located within the development. Other primary schools include St. Annes RC, Stapeley Broad Lane and The Weaver which are all feeder schools to Brine Leas High School/BL6 Sixth Form.

Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles. M6 Motorway (Junction 16) 10 miles. Chester 20 miles.



## DIRECTIONS

From our Nantwich office, proceed along Beam Street towards Welsh Row traffic lights, turn left onto Waterlode, at the roundabout turn right into Wellington Road, proceed over the level crossings, continue past Brine Leas High School, at the traffic lights turn left, at the next set of traffic lights turn left into Pear Tree Field, proceed for 300 yards, turn left into Clonnersfield, take the first turning on the right into Flowerscroft, proceed for 250 yards and the property is located on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

Wood laminate floor, inset mat well, ceiling cornices, radiator, door to garage.

### LIVING ROOM

19'7" into bay x 12'10"

Timber fire surround, composite marble inset and hearth, living flame coal effect gas fire, double glazed box bay window, wood laminate floor, ceiling cornices, door to kitchen/dining/family room, radiator.

### KITCHEN/DINING/FAMILY ROOM

23'3" x 16'3"

An excellent Wickes kitchen comprising floor standing cupboard and drawer units with light oak worktops, tall floor standing cupboard units, large island unit with light oak worktop, one and a half bowl single drainer sink unit, wine rack, Zanussi integrated oven plus second oven/grill/microwave, Electrolux induction hob with Neff extractor hood above, large integrated refrigerator and freezer, integrated dustbins, integrated dishwasher, two double glazed windows and double glazed automatic Velux windows, inset ceiling lighting, double glazed bi folding doors to rear garden, tiled floor, understairs store, three designer radiators.

### UTILITY ROOM

6' x 4'9"

Drawer unit, wall cupboard, tiled floor.

### CLOAKROOM

White suite comprising low flush W/C and handbasin, tiled floor, radiator.



## STUDY

8'3" x 7'9"

Wood laminate floor, inset ceiling lighting, double glazed french windows to garden, radiator with cover.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

12'6" x 6'2" plus recess

Double glazed roof light, access to loft, cylinder and airing cupboard, radiator.

## MASTER BEDROOM

18'6" x 8'3" max

Vaulted ceiling with inset lighting, two radiators.

## EN-SUITE SHOWER ROOM

7'7" x 8'3"

White suite comprising of low flush W/C and pedestal washbasin, double shower cubicle with shower, tiled floor, half tiled walls, chrome radiator/towel rail.

## BEDROOM TWO

10'9" x 9'9"

Built in triple wardrobe with sliding mirrored doors, inset ceiling lighting, ceiling cornices, radiator.

## EN-SUITE SHOWER ROOM

4'8" x 4'6" plus shower

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, half tiled walls, shaver point.

## BEDROOM THREE

11'2" x 8'9" plus recess

Radiator.

## BEDROOM FOUR

7'10" x 7'3"

Radiator

## BATHROOM

White suite comprising panel bath with Mira shower over, pedestal hand basin and low flush W/C, part tiled walls, chrome radiator/towel rail.

## OUTSIDE

Integral GARAGE; 16'9" x 8'5", stainless steel single

drainer sink unit, cupboard under, wall cupboard, Vaillant gas fired central heating boiler, up and over door, personal door, plumbing for washing machine and dryer.

Garden shed 10'6" x 7' with light. Exterior lighting and power points.

## GARDENS

The landscaped rear garden is lawned with a large flagged patio and a well stocked flower and herbaceous borders.

## 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

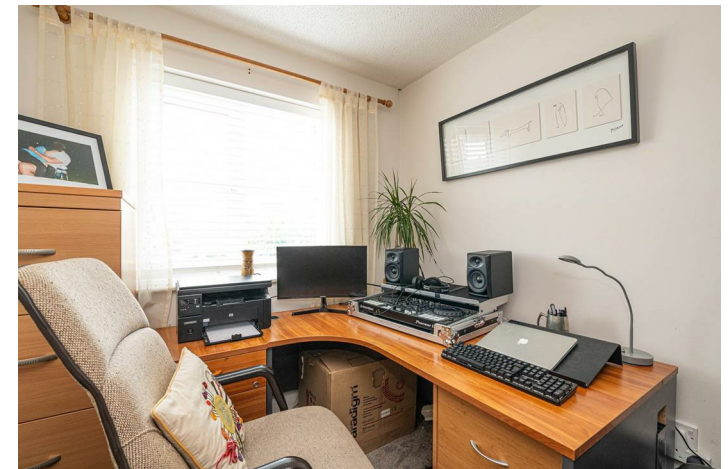
Freehold with vacant possession upon completion.

## COUNCIL TAX

Band E.

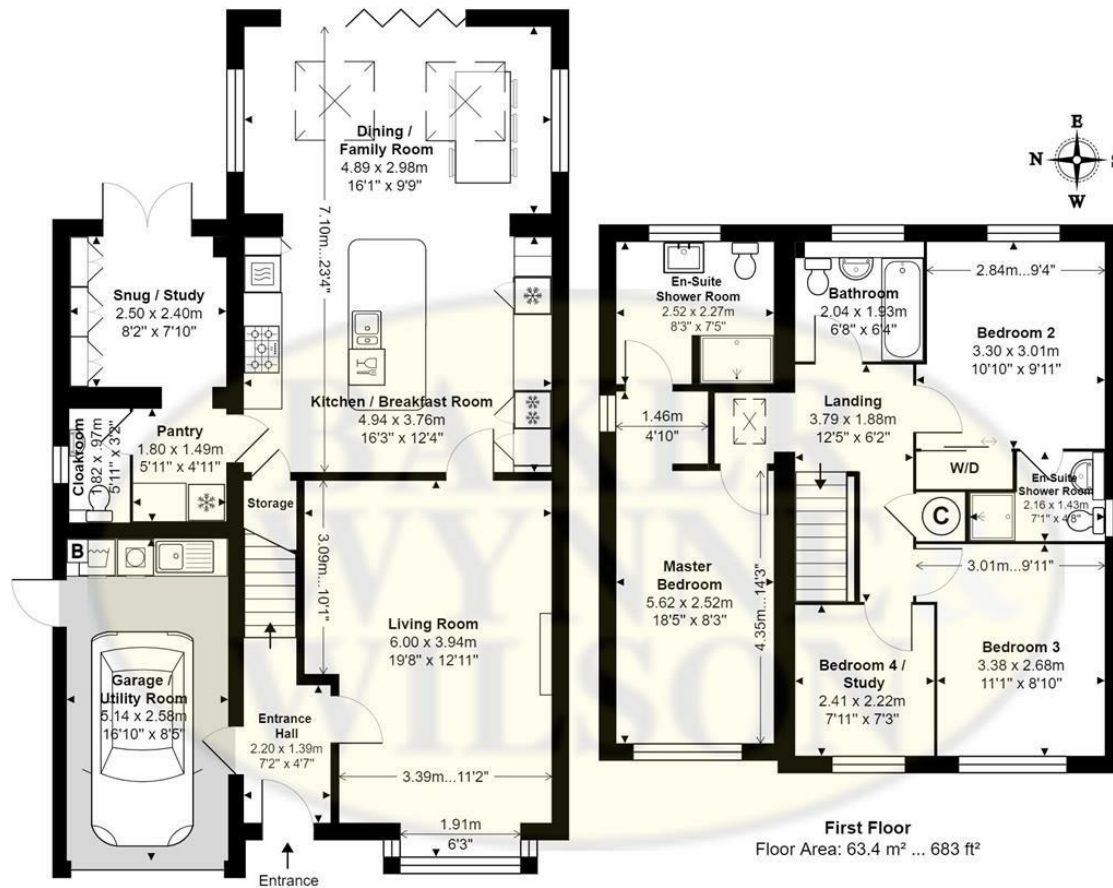
## VIEWINGS

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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Approximate Gross Internal Area: 154.7 m<sup>2</sup> ... 1665 ft<sup>2</sup> (Includes Garage / Utility Room)  
 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 Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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