



The Larches, 309 Crewe Road, Willaston, Nantwich, Cheshire, CW5 6NP
Guide Price £650,000

**BAKER
WYNNE &
WILSON**

A FINE 1950's DETACHED BUNGALOW OF QUALITY, WITH A GARAGE, WORKSHOP AND OFFICE, BLOCK CONSTRUCTED GARDEN ROOM/OFFICE AND GARDENS EXTENDING IN ALL TO ABOUT ONE ACRE WITH DEVELOPMENT / REDEVELOPMENT POTENTIAL , IN A GOOD RESIDENTIAL LOCATION ENJOYING OPEN VIEWS OVER COUNTRYSIDE, ABOUT TWO MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Reception Hall, Living Room, Sitting Room, Kitchen/Breakfast Room, Rear Hall, Utility Store, Cloakroom, Inner Hallway, Bedroom No. 1 with En-Suite Shower Room, Two Further Double Bedrooms, Bathroom, Large Unconverted Roof Space, Car Parking and Turning Area, Double Garage, Workshop, Office, Detached Garden Room/Office, Gardens, about one acre.

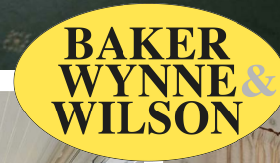
DESCRIPTION

The Larches was built in 1959 of brick with part rendered and stone clad elevations under a tiled roof. It stands nicely back from Crewe Road, approached over a tarmac drive to a large car parking area in front of the bungalow. There is a second entrance drive leading to the rear of the property, garage and office building.

The bungalow offers about 1,900 sq. ft of ground floor accommodation and a large unconverted roof space (620 sq. ft) with a distinctive eye-brow window. The buildings and gardens command attention. There is a detached double garage with adjoining workshop and office, a block constructed office/garden room and established gardens.

LOCATION AND AMENITIES

Willaston offers shops, primary school and amenities. The historic market town of Nantwich is 1½ miles and the larger centre of Crewe is 3 miles. Junction 16 of the M6 motorway is 7 miles, making the property convenient to many areas including the North West, The Potteries and Midlands. There are excellent rail connections via Crewe to London (approx. 90 minutes) and Manchester (approx. 40 minutes). Manchester International Airport is about a 45 minute drive.



DIRECTIONS

Take the main Crewe Road from Nantwich, proceed past the Peacock Hotel and at the roundabout continue straight on and proceed past the turning for Colleys Lane on the left, after a further 100 yards the entrance to The Larches will be seen on the left hand side.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

RECEPTION HALL

15'5" x 8'6" plus recess

UPVC entrance door, Canadian Maple floor, original circular stained glass window, built-in cloaks cupboard, ceiling cornices, two double wall lights, central heating radiator.

LIVING ROOM

22'3" x 13'9"

Stone fireplace with coal effect gas fire, Canadian Maple floor, uPVC double glazed bow window to front and double glazed window to side, three single wall lights, double doors to sitting room, two central heating radiators.

SITTING ROOM

18'7" x 13'3"

Decorative stone wall with three inset display niches, Fire Charm coal effect gas fire with copper canopy above, two double glazed windows (one uPVC), uPVC double glazed French windows to side, central heating radiator.

KITCHEN/BREAKFAST ROOM

15'9" x 12'0"

Stainless steel single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Belling rangestyle cooker with extractor hood above, Blanco integrated dishwasher (not plumbed in), tiled floor, ceiling cornices, uPVC double glazed window, central heating radiator.

REAR HALL

11'3" x 8'1" max

Tiled floor, built-in cupboard, Velux double glazed rooflight, Potterton Gold combi-gas central heating boiler, central heating radiator.

UTILITY STORE

Plumbing for washing machine, uPVC double glazed window.



CLOAKROOM

Cream coloured suite comprising low flush WC and pedestal hand basin, uPVC double glazed window, central heating radiator.

INNER HALLWAY

10'8" x 5'7"

Central heating radiator, access via fold-away ladder to roof space.

ROOF SPACE

Fold-away ladder, eyebrow window, max. 7'0" ceiling height. The loft extends to about 620sq.ft (gross internal) plus eaves.

BATHROOM

10'8" x 9'4" max

White suite comprising panelled bath with mixer shower, pedestal hand basin, bidet and low flush WC, fully tiled walls, airing cupboard with central heating radiator, spotlight fitting, central heating radiator.

BEDROOM No. 1

13'9" x 13'4"

UPVC double glazed window, central heating, single wall light, radiator.

EN-SUITE SHOWER ROOM

7'9" into shower x 4'6"

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with Essentials shower, tiled floor, fully tiled walls, central heating radiator.

BEDROOM No. 2

13'5" x 11'10"

Fitted wardrobes, uPVC double glazed window, central heating radiator.

BEDROOM No. 3

12'2" x 9'9"

Two uPVC double glazed windows, central heating radiator.

OUTSIDE

Large tarmacadam drive continues to a large gravelled car parking area.

Brick and corrugated roofed DOUBLE GARAGE 19'4" x 15'9", sliding double doors,

WORKSHOP 22'8" x 9'8",
STORE 10'9" x 19'2"

Recently constructed block GARDEN ROOM/HOME OFFICE comprising GARDEN ROOM 19'3" x 18'8", double glazed window and french windows. OFFICE 12'5" x 11'10", double glazed window and door, CLOAKROOM 8'4" x 6'5" with pedestal hand basin and low flush W/C. The building extends to about 530 square feet.

Victorian style street lamp.

GARDENS

The gardens are extensively lawned with a large flagged patio, archway, chopped slate area, mature trees, hedgerow, shrubs and specimen trees. The gardens enjoy an open aspect over countryside.

SERVICES

All Mains 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.

COUNCIL TAX

Band F.

TENURE

FREEHOLD - With vacant possession upon completion.

LOCAL AUTHORITY

Cheshire East Council, Westfields, Middlewich Road, Sandbach, CW11 1HZ

Tel - 0300 123 5500

Cheshire County Council, County Hall, Chester.

Tel - 01244 602424

United Utilities, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	76
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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