



121 Crewe Road, Nantwich, Cheshire, CW5 6JN  
£935,000

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A MAGNIFICENT DETACHED GEORGIAN STYLE HOUSE IN A LOVELY SECLUDED GARDEN SETTING, WITH A FORMER BUILDING PLOT, SET WELL BACK FROM THE ROAD, ONE MILE FROM NANTWICH TOWN CENTRE.

### SUMMARY

Entrance Portico, Reception Hall, Cloakroom, Drawing Room, Study, Dining Room, Living Room, Kitchen/Breakfast Room, Utility Room, Galleried Landing, Master Bedroom with En-Suite Bathroom, Bedroom No. 2 with En-Suite Shower Room, Two Further Double Bedrooms, Bathroom, Loft Room, Gas Central Heating, uPVC Double Glazed Windows, Detached Double Garage, Car Parking Space. About half of an Acre.

### DESCRIPTION

A fantastic individual detached family house, approached over a long sweeping drive, set in delightful gardens of half an acre and offering superbly balanced accommodation of about 3,200 square feet plus a detached double garage. The house was built in 1994, in the gardens of 123 Crewe Road, of brick under a tiled roof. This quality home gives great flexibility for families of all ages with high ceilings, creating a great sense of space and light in the house.

Planning permission (Application No. 14/5591N) was passed on 12 March 2015 for one, two bedroom, two bathroom detached bungalow. The planning permission has now lapsed.

### DIRECTIONS

Proceed out of Nantwich along Crewe Road, past the turning for Mount Drive on the left hand side.. A short distance further, just beyond No. 119 is a private driveway which leads to No. 121.

### THE ACCOMMODATION COMPRISES:

(with approximate measurements)

### ENTRANCE PORTICO



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## RECEPTION HALL

15'5" x 14'5"

Full 17'6" ceiling height with galleried landing above, double doors to dining room, dado rail, two single wall lights, picture light, boarded floor, two feature double glazed windows, radiator.

## CLOAKROOM

Low flush WC and pedestal hand basin, half tiled walls.

## DRAWING ROOM

21'10" x 18'1"

Open fireplace with marble inset and hearth, composite stone surround, four double glazed windows, boarded floor, ceiling rose, two radiators.

## STUDY

11'7" x 8'9"

Dado rail, ceiling cornices, radiator.

## DINING ROOM

14'5" x 12'6"

Four double wall lights, ceiling cornices and rose, radiator.

## LIVING ROOM

18'2" x 14'2"

Fireplace with marble inset and hearth, timber surround, coal effect gas fire, double glazed French windows to garden, boarded floor, ceiling cornices and rose, radiator.

## KITCHEN/BREAKFAST ROOM

15'8" x 14'2"

Stainless steel 1½ bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, dresser unit, island unit / breakfast bar, Neff double oven, microwave (not operational) and four burner hob unit with extractor hood above, plumbing for dishwasher, inset ceiling lighting, tiled floor, ceiling cornices, double glazed door to rear, radiator.

## UTILITY ROOM

8'8" x 5'0"

Wall cupboards, plumbing for washing machine, tiled floor, double glazed door to rear, gas central heating boiler.



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## STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR

### GALLERIED LANDING

Decorative ceiling cornices and two ceiling roses, radiator.

### MASTER BEDROOM

21'10" x 17'10"

Walk-in wardrobe (potential to be converted into an ensuite for bedroom no. 3), four double glazed windows, ceiling cornices, two radiators.

### EN-SUITE SHOWER ROOM

9'10" x 6'7" plus shower recess

Refitted in 2019.

White suite comprising bath with stand-alone mixer tap and hand held shower, low flush WC and pedestal hand basin, tiled shower cubicle with rain head shower and hand held shower, lit mirror fitting, chrome radiator/towel rail.

### BEDROOM No. 2

14'3" plus recess x 14'3"

Ceiling cornices, radiator.

### BEDROOM No. 3

14'3" x 14'1"

Two double glazed windows, ceiling cornices, radiator.

### EN-SUITE SHOWER ROOM

6'2" x 4'8"

Refitted in 2018.

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with rain head shower and hand held shower, mirror, chrome radiator/towel rail.

### BEDROOM No. 4

14'7" x 12'6"

Ceiling cornices, radiator.

### BATHROOM

8'8" x 6'8"

Refitted in 2019.

White suite comprising bath with stand-alone mixer

tap and hand held shower, low flush WC and pedestal hand basin, lit mirror fitting, airing cupboard, chrome radiator/towel rail.

## STAIRS LEAD FROM FIRST FLOOR LANDING TO -

### LOFT ROOM

24'4" x 12'4"

Three double glazed rooflights, access to roof space.

### OUTSIDE

Brick built, tiled roofed, DETACHED DOUBLE GARAGE 20'0" x 20'0" (6.10m x 6.10m), two up-and-over doors, personal door, power and light. Two outside taps. Exterior lighting. Car parking and turning area.

### GARDENS

The gardens have matured over the years and provide a delightful setting. They are extensively lawned with herbaceous borders and shrubs, specimen trees, mature trees, stone water feature, ornamental pool and a flagged patio. The house, driveway, gardens and former building plot extend in all to about half an acre.

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### SERVICES

All Mains services are available. 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 G.

### TENURE

FREEHOLD - With vacant possession upon completion.

### VIEWING

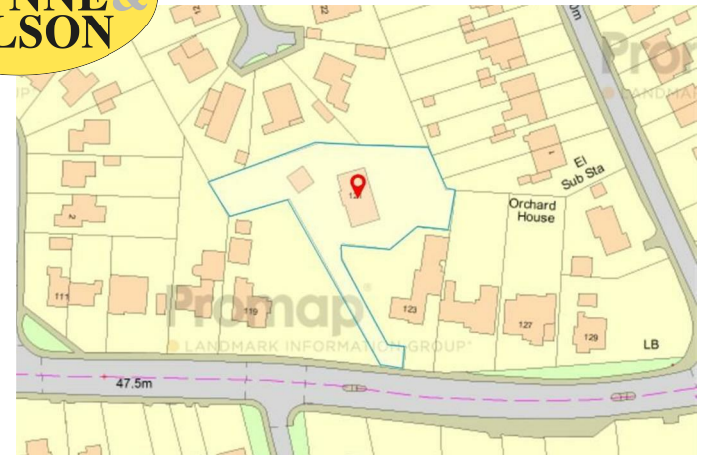
By appointment with BAKER, WYNNE & WILSON. 38 Pepper Street, Nantwich. (Tel No: 01270 625214). C1032







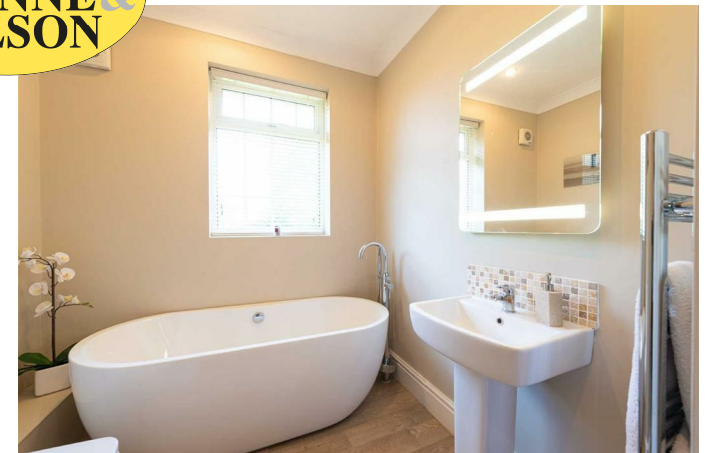
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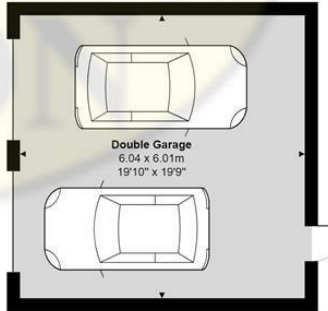
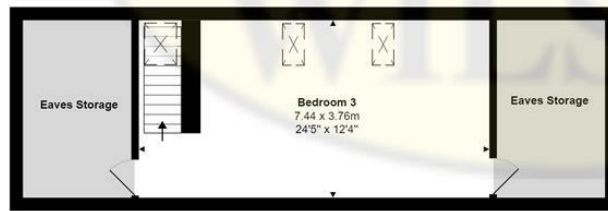
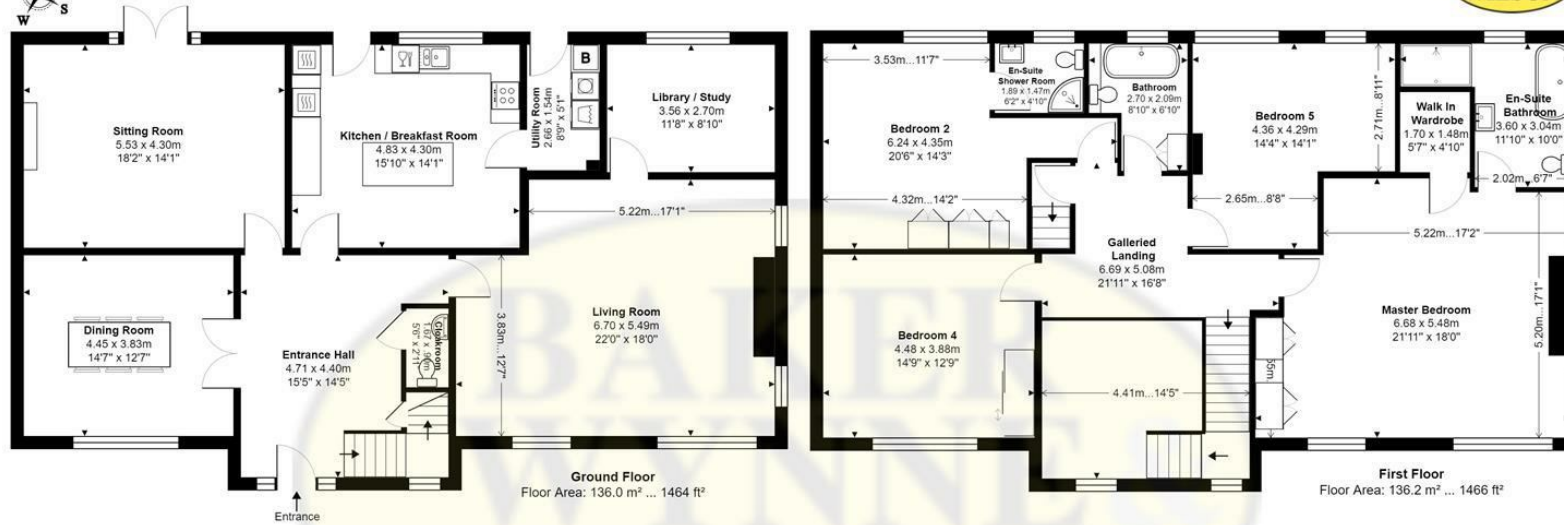


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**Second Floor**  
(Excludes Eaves Storage)  
Floor Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>

**Double Garage**  
Floor Area: 36.2 m<sup>2</sup> ... 390 ft<sup>2</sup>

**121 CREWE ROAD, NANTWICH, CHESHIRE, CW5 6JN**

Approximate Gross Internal Area: 300.1 m<sup>2</sup> ... 3231 ft<sup>2</sup> (excluding eaves storage, double garage)  
 Whilst 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>77</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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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Interested? Let's Talk 01270 625214  
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