



12 Dunnillow Field, Stapeley, Nantwich, Cheshire, CW5 7GX
£410,000



AN INDIVIDUAL, DETACHED, MODERN FAMILY HOME, OCCUPYING A PRIME CORNER POSITION, LOCATED IN AN ESTABLISHED RESIDENTIAL LOCALITY.

SUMMARY

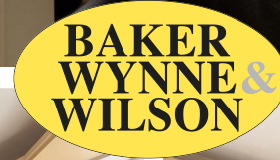
Entrance Hall, Cloakroom, Lounge, Dining Room, Sitting Room, Breakfast Kitchen, Conservatory, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom, Gardens, Integral Garage, uPVC Double Glazing, Gas Central Heating.

DESCRIPTION

The property is of traditional brick construction under a tiled roof, a particularly attractive design, built in approximately 2000 by Bett Homes being one of the largest designed 4 bedroom houses within this very popular, select close. The whole occupies a particularly desirable corner plot with additional ground to the side. The present vendor has during their occupancy has further improved the accommodation with a new kitchen and bathrooms. The rear of the house enjoys a south-westerly aspect and the garden is fully enclosed with a brick built wall. Altogether this is ideal for family home who wish to purchase a most attractive traditional style modern family home.

DIRECTIONS

From our Nantwich office proceed along Wellington Road, over the level crossings (this becomes Audlem Road), continue past Brine Leas School and at the traffic lights turn left and at the next set of traffic lights, turn left into Pear Tree Field, take the first left turn into Dunnillow Field and the property is situated on the right hand side.



LOCATION AND AMENITIES

Dunnilow Fields forms part of the Stapeley Park Development on the Southern confines of Nantwich located approximately 1 mile from Nantwich town centre. Stapeley is a popular edge of town location with the benefit of family friendly public house, co-operative store, Chinese and Indian takeaways and other day to day facilities. Pear Tree Primary school is located within the development and is a feeder school for Brine Leas High School/BL6 Sixth form. Other primary schools nearby are St. Annes and the The Weaver primary school.

Nantwich town offers a range of boutiques and renowned local retailers, along with some major multiples. The larger business centre of Crewe, with fast intercity railway service (London Euston 90 minutes, Manchester 40 minutes) is 4 miles and the M6 motorway (junction 16) is 8 miles, Chester 20 miles, The Potteries 15 miles, Manchester and Liverpool 40 miles. Nantwich Railway station is 10 minutes walking distance.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Double glazed front door, radiator, Amtico flooring, under stairs store, double glazed window.

CLOAKROOM

Pedestal hand basin and low level WC, double glazed floor, radiator.

LOUNGE

17'5" x 12'0" into bay

Newly installed Minster style fireplace with marble inset and hearth housing gas coal effect fire wall light points, radiator. A most attractive diamond shape double glazed side window, ceiling cornices and rose. Amtico flooring.

KITCHEN

17'2" x 8'11"

Refurbished with cream coloured units, one and half bowl sink unit, cupboards and drawers, matching wall cupboards, 5-burner gas hob unit, electric oven, plumbing for washing machine, dishwasher, decorative style walls, built in glass fronted display cabinets with cupboards under, Amtico flooring, open plan style with mahogany wood leading to conservatory.



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CONSERVATORY

10'0" x 10'0"

Laminated flooring, radiator, brick and uPVC construction, TV aerial point, exposed wood panelling, French doors opening to garden.

DINING ROOM

10'10" x 8'11"

Radiator, TV point, ceiling cornices and rose, laminate flooring.

STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR LANDING

LANDING

Radiator, linen cupboard with lagged cylinder, built-in store cupboard with shelving, access to fully insulated and boarded loft.

MASTER BEDROOM (rear)

13'9" x 12'2"

Triple built-in wardrobes, radiator, double glazed window, TV aerial point, recess area.

EN-SUITE SHOWER ROOM

Pedestal wash basin, low level W/C, shower cubicle with power shower, double glazed window, heated towel rail, part tiled walls.

BEDROOM No. 2 (front)

15'6" x 8'8"

Double glazed window, radiator, double built-in fitted wardrobe.

BEDROOM No. 3 (front)

8'6" x 8'7"

Built in wardrobes, radiator, TV aerial point.

BEDROOM No. 4

8'10" x 8'7"

Radiator, double glazed window, TV aerial point.

BATHROOM

Enjoys a white suite comprising with some aqua board, mixer shower over bath, pedestal wash basin, low level W/C, radiator, double glazed window, Xpelair.

OUTSIDE

There is ample parking for a number of vehicles to the front, integral GARAGE, 17'0" x 8'9" up-and-over door, power and light, wall mounted Baxi gas boiler installed in 2023 supplying both central heating and domestic hot water, central heating domestic hot water, power and light, work bench.

Side access leads to a secluded rear garden.

GARDENS

The front is private with laurel hedge which runs from the front to the side of the property into the rear. There are various specimen trees, lawned area and borders whilst the rear garden with paved patio and lawned area and panelled fencing, concrete based gravel borders, ornamental pond water tap point. Enjoying afternoon sun.

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.

TENURE

FREEHOLD

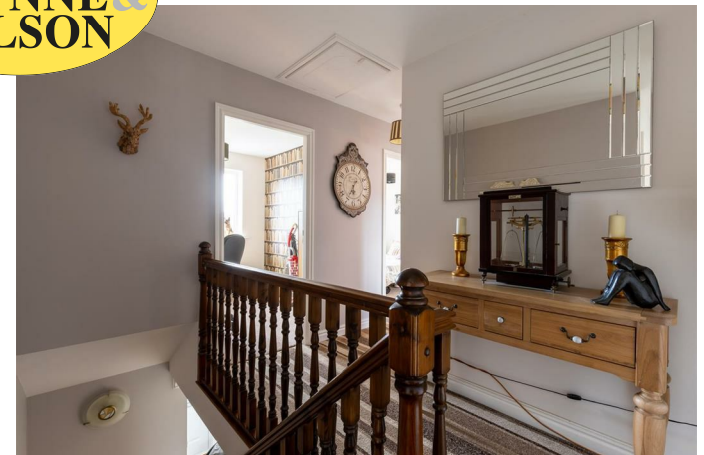
COUNCIL TAX

Band E.

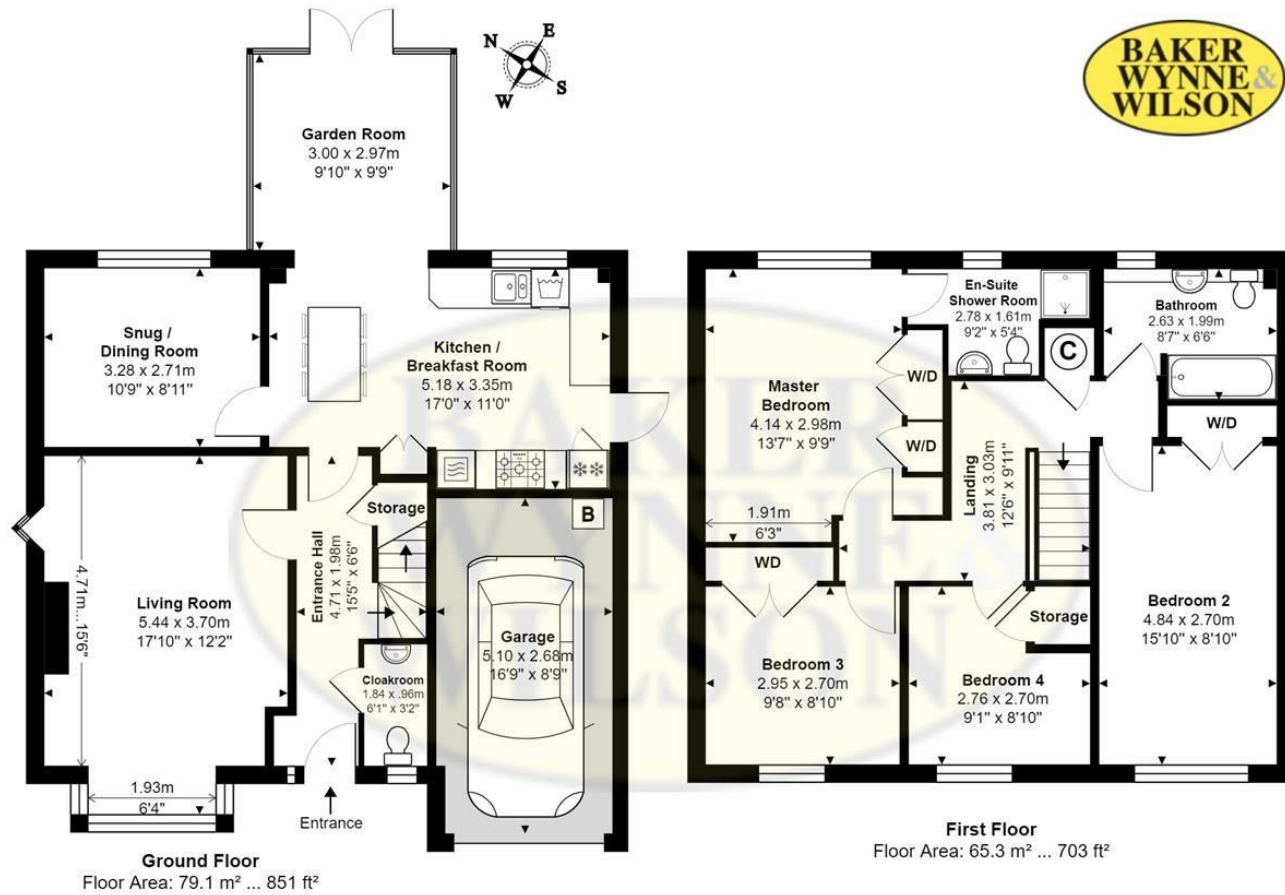
VIEWING

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





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Approximate Gross Internal Area: 144.4 m² ... 1554 ft² (Includes 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 2024. Copyright.

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			
England & Wales		65	75
		EU Directive 2002/91/EC	

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