



Merefield, 43 Birchin Lane, Nantwich, Cheshire, CW5 6JU
Or Nearest Offer £495,000

**BAKER
WYNNE &
WILSON**

A DESIRABLE INDIVIDUAL DETACHED TWO BEDROOM EXTENDED TRUE BUNGALOW OFFERING MANY NOTEWORTHY FEATURES, ON AN EXCELLENT GARDEN PLOT WITH AN EXTENSIVE DRIVEWAY AND A SOUTH WESTERLEY FACING REAR ASPECT.

Gross Internal Area 1803 f2 (167.5 m2) including garage and workshop)

SUMMARY

Enclosed Porch, Entrance Hall with Storage cupboards, Modern Fitted Kitchen with a range of appliances, Utility room, Rear Porch, Access to single Garage, Workshop, Dining Room. Living Room, Orangery, Master Bed 1 with Ensuite Shower Room, Main Shower Room, Bedroom 2, 16 Solar Panels, Gas CH, Double Glazing. Excellent landscaped garden plot with an extensive driveway and a south westerly facing rear aspect. No Chain. Large roof space suitable for conversion (subject to any necessary consents)

GENERAL REMARKS

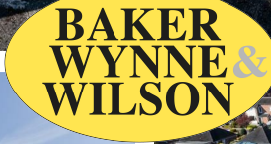
Comment by Mark Johnson FRICS @ Baker Wynne And Wilson

This extended Bungalow of traditional brick construction under a pitched and hipped tiled roof occupies an exceptional location, with well-proportioned gardens to the front and rear, a magnificent 25' 10" x 12' 0" Orangery room and a vast roof space offering potential for a further bedroom, subject to planning –This is an opportunity not to be missed ! We can highly recommend an immediate inspection of this rare opportunity to acquire such a versatile true bungalow in this highly coveted location to which you can choose to modify and improve to suit your individual requirements.

DIRECTIONS TO CW5 6JU

What3words /// grazes.removals.slap

From our Nantwich office proceed along Beam Street passing the bus station and the library, at the traffic lights turn right in to Millstone Lane, on reaching the mini roundabout turn left on to Crewe Road, take the third left along here into Birch Lane. The Bungalow will be observed on the left handside.



OUT AND ABOUT

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

Approximate Distances - Crewe Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

ACCOMMODATION

With approximate measurements comprises:

ENCLOSED PORCH

uPVC double glazed exterior door, quarry tile floor.

ENTRANCE HALL

20'4" x 9'7"

Walk in storage/cloaks cupboard with electric consumer units and solar PV meter, alarm control panel, radiator, built in storage cupboard with shelving, access to extensive loft area offering potential for conversion.

KITCHEN

11'11" x 11'4"

Cream coloured modern fitted units to three elevations, incorporating a one and half bowl single drainer sink unit with extendable mixer hose tap, granite worktop surfaces and upstand to window sill and splash back. Ceramic tile floor and part tiled walls.

FITTED APPLIANCES INCLUDE: Built in fridge and dishwasher. Extractor canopy hood, double electric oven and grill, built in microwave and warming oven, base drawers and cupboards, wall mounted full height cupboards.



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UTILITY

8'10" x 6'10"

Stainless steel sink unit and undercounter appliance spaces, Worcester gas fired combination boiler, ceramic tile floor, radiator.

REAR PORCH

6'1" x 5'2"

uPVC double glazed door and side panel, access to GARAGE 16'1" x 9'6" - remote controlled electric up and over door.

ADJOINING WORKSHOP

9'7" x 6'1"

External access, sky light, shelving.

DINING ROOM

13'0" x 10'4"

Radiator, built in cupboards, attractive oak wood block floor, uPVC double glazed internal doors opening to:-

LIVING ROOM

17'4" x 13'0"

Adams style composite fireplace and hearth with fitted coal effect gas fire, fitted book shelves, radiator, uPVC double glazed internal doors and fixed glazed open to the orangery.

ORANGERY

25'10" x 11'11"

Double glazed Atrium roof light with auto closing sky lights, 5 uPVC double glazed windows and double exterior doors, ceramic tile floor with underfloor heating (not tested).

Note:

Sixteen solar panels to main roof.

MASTER BEDROOM 1

12'5" x 12'5"

Extensive bedside and overhead storage and drawers, further range of wardrobes plus drawers fitted furniture.

ENSUITE SHOWER ROOM/ W/C

7'4" x 4'5"

Double screen door enclosed cubicle with electric shower, heated chrome towel radiator, pedestal wash hand basin, close coupled W/C, attractive wall and floor tiles to all surfaces.

SHOWER ROOM

7'5" x 5'6"

Single folding screen door enclosed full tiled cubicle with electric shower, heated chrome towel radiator, vanity wash hand basin with enclosed cistern W/C, attractive wall and floor tiles to all surfaces.

BEDROOM TWO

14'0" x 12'6"

Radiator.

EXTERIOR

Extensive and practical entrance driveway, turning and parking area, beautifully stocked front borders with a variety of specimen trees, shrubs and flowers, side access to both sides with heavy duty galvanised side entrance gates leading to the large South Westerly facing rear garden, with large hardstanding incorporating flower borders and paved seating area. Deep well stocked perimeter borders again with a wide variety of specimen trees, shrubs and flowers. Concrete post and panel boundary fencing.

SERVICES

All mains services are connected to the property. Solar Panels.

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.

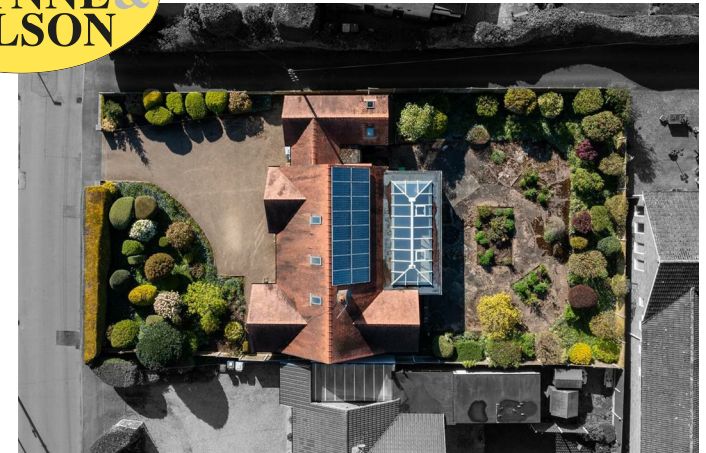
COUNCIL TAX

Band E.

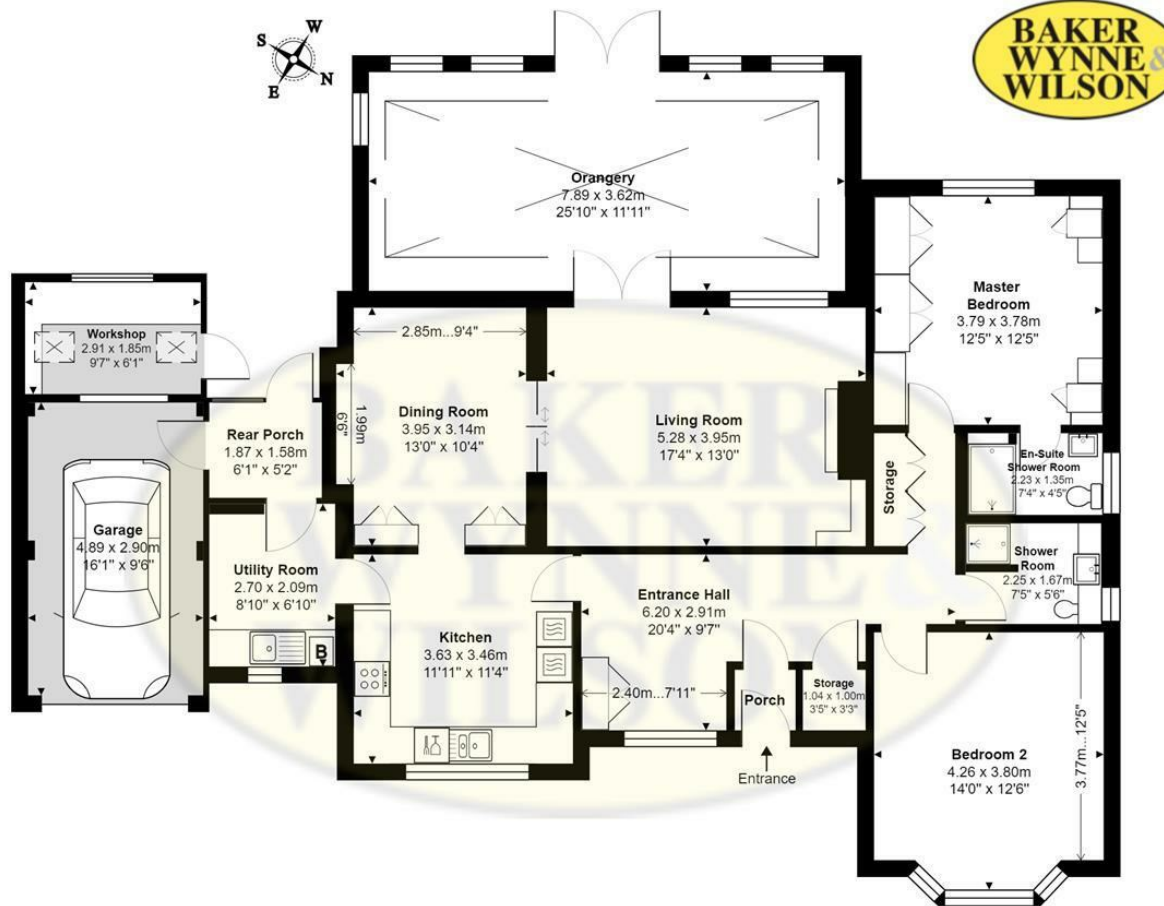
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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MEREFIELD, 43 BIRCHIN LANE, NANTWICH, CHESHIRE, CHESHIRE, CW5 6JU

Approximate Gross Internal Area: 167.5 m² ... 1803 ft² Includes Garage & Workshop

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		63	68
(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