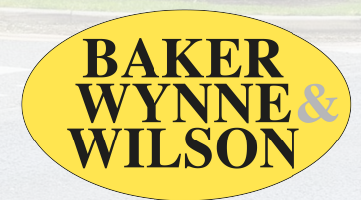




3 Crown Green Court, Waterlode, Nantwich, CW5 5XQ
Guide Price £625,000



AN EMINENT AND BEAUTIFULLY APPOINTED END GEORGIAN STYLE HOUSE IN THE HEART OF NANTWICH, ENJOYING A LOVELY WESTERLY ASPECT OVER THE RIVER WEAVER AND MILL ISLAND/RIVERSIDE LOOP, IN AN EXCLUSIVE COURT YARD SETTING.

SUMMARY

Reception Hall, Cloakroom, Sitting Room/Bedroom No. 4, Utility/Boot Room, Integral Garage, Landing, Living Room, Kitchen/Dining Room, Landing, Principle Bedroom Suite comprising Bedroom, Dressing Room, Bathroom and Relaxation Area, Landing, Two Further Double Bedrooms and Ensuite Shower Room, Part Underfloor Gas Central Heating, Double Glazed Windows, Two Designated Car Parking Spaces, Visitor Car Parking, South Easterly Facing Rear Garden.

DESCRIPTION

A superb end Georgian style townhouse, constructed in 2017 of brick with sliding sash windows under a natural slate roof. Epitomising and exceeding expectations of a Georgian style town house, No. 3 Crown Green Court offers prestige and luxury over four floors and 2,000 square feet in the heart of Nantwich. The owners have recently invested in the house, with great attention to detail and intelligently thought through, beautifully implemented changes. The crowning glory being the reconfigured third floor now comprising a principle suite with bedroom, dressing room, and a Lusso fitted bathroom and relaxation area.

LOCATION & AMENITIES

Nantwich is a quaint market town characterised by its intriguing winding streets, red brick properties and skyline dominated by the spires of the 14th Century St. Mary's Church, often recognised as one of the finest examples of medieval style in the United Kingdom. Nantwich is home to historic buildings and 94 acres of conservation area criss-cross the centre to create a range of lush green areas for residents to enjoy. The River Weaver lies immediately to the West of the house and is the base for activities including fishing competitions and meandering walkways along the banks to the North and South. The area is the perfect blend of a bustling town centre in the midst of Cheshire countryside.

Nantwich offers traditional local pubs and an array of tearooms between shopping in the quirky independent boutiques hidden down cobbled lanes and the well-known brands jostling for space in the High Street.

Nantwich is well connected by road and rail networks across the North West of England and beyond. The A51 and Nantwich Bypass provide swift access to the M6 North and South, while Chester and Stoke-on-Trent can be reached in about 30 minutes each by car.

Nantwich train station is just 7 minutes walk away, where trains connect with Crewe in just 10 minutes, with further regular services to Manchester Piccadilly and Cardiff Central. Crewe provides a an intercity rail link to London Euston in about 90 minutes.

DIRECTIONS

CW5 5XQ

ACCOMMODATION

With approximate measurements comprises:



RECEPTION HALL

24'10" x 6'9"

Amtico flooring, inset ceiling lighting, underfloor heating to ground floor, built in cloaks cupboard, door to garage.

CLOAKROOM

White Lusso suite comprising low flush W/C and vanity unit with inset hand basin, two wall lights.

SITTING ROOM/BEDROOM NO. 4

11'6" x 8'7"

Full length double glazed sash window with shutters, inset ceiling lighting.

UTILITY/BOOT ROOM

8'4" x 7'2"

Stainless steel single drainer sink unit, cupboards under, Alpha gas central heating boiler, inset ceiling lighting, plumbing for two washing machines, full length double glazed sash window and door to rear.

INTEGRAL GARAGE

17'6" x 8'9"

Electrically operated up and over door, power and light.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR

LANDING

12'9" x 6'2"

Cylinder and airing cupboard, double doors to living room and kitchen/dining room.

LIVING ROOM

16'2" x 14'9"

Timber fire surround with marble inset and hearth, flue less coal effect gas fire, part Amtico flooring, two double glazed sash windows, inset ceiling lighting, designer radiator.

KITCHEN/BREAKFAST ROOM

16'2" x 11'6"

An excellent range of floor standing cupboard and drawer units with granite worktops, wall cupboards, stainless steel one and half bowl sink unit in granite surround, island unit with granite work surface, an integrated four burner ceramic hob unit with extractor hood above, Bosch integrated oven and grill, integrated refrigerator and freezer, integrated dishwasher, boiling water tap, two double glazed sash windows, inset ceiling lighting, Amtico flooring, radiator.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR

FLOOR

10'5" x 6'2"

PRINCIPLE BEDROOM SUITE

Comprising:

- BEDROOM

16'4" x 15'2"

Inset Panasonic television (TV not included in sale), two double glazed sash windows, free standing bath with stand alone mixer taps on Amtico base, inset ceiling lighting, ceiling cornices, underfloor heating to third floor.



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- DRESSING ROOM

11'0" into wardrobes x 7'3" plus wardrobes
A range of wall to wall wardrobes made and fitted by Neville Johnson, comprising four doubles and four singles.

- BATHROOM OPEN TO RELAXATION AREA

18'0" x 6'0"
Bathroom suite by comprising Lusso free standing bath with stand alone mixer taps on Amtico base, low flush W/C, vanity unit with twin inset hand basins, 5'9" tiled shower cubicle with rain head shower and hand held shower, tiled floor, inset ceiling lighting, double glazed sash window with shutters, chrome radiator/towel rail.

STAIRS FROM SECOND FLOOR LANDING TO THIRD FLOOR LANDING

BEDROOM

16'3" x 12'4" plus dormer recess
Double glazed sash dormer window, inset ceiling lighting, radiator.

ENSUITE SHOWER ROOM

5'3" x 4'8"
White suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with shower, tiled floor, half tiled walls, shaver point, chrome radiator/towel rail.

BEDROOM

16'3" x 10'3" plus dormer recess
Double glazed dormer window with shutters, two double glazed roof lights, inset ceiling lighting, radiator.

OUTSIDE

Integral GARAGE 17'6" x 8'9" electrically operated up and over door, power and light. Two designated car parking spaces (one with car charging point). Visitor car parking space. Block paved, walled courtyard. Exterior lighting, outside tap, outside power points and heater.

GARDEN

The landscaped, South Easterly facing, rear garden extends to 24 feet. It comprises Indian stone flagged patio, lawn, dwarf hedge, specimen trees and flower borders.

SERVICES

All mains services are connected to the property.
N.B. Tests have not been made of electrical, water, 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 F.

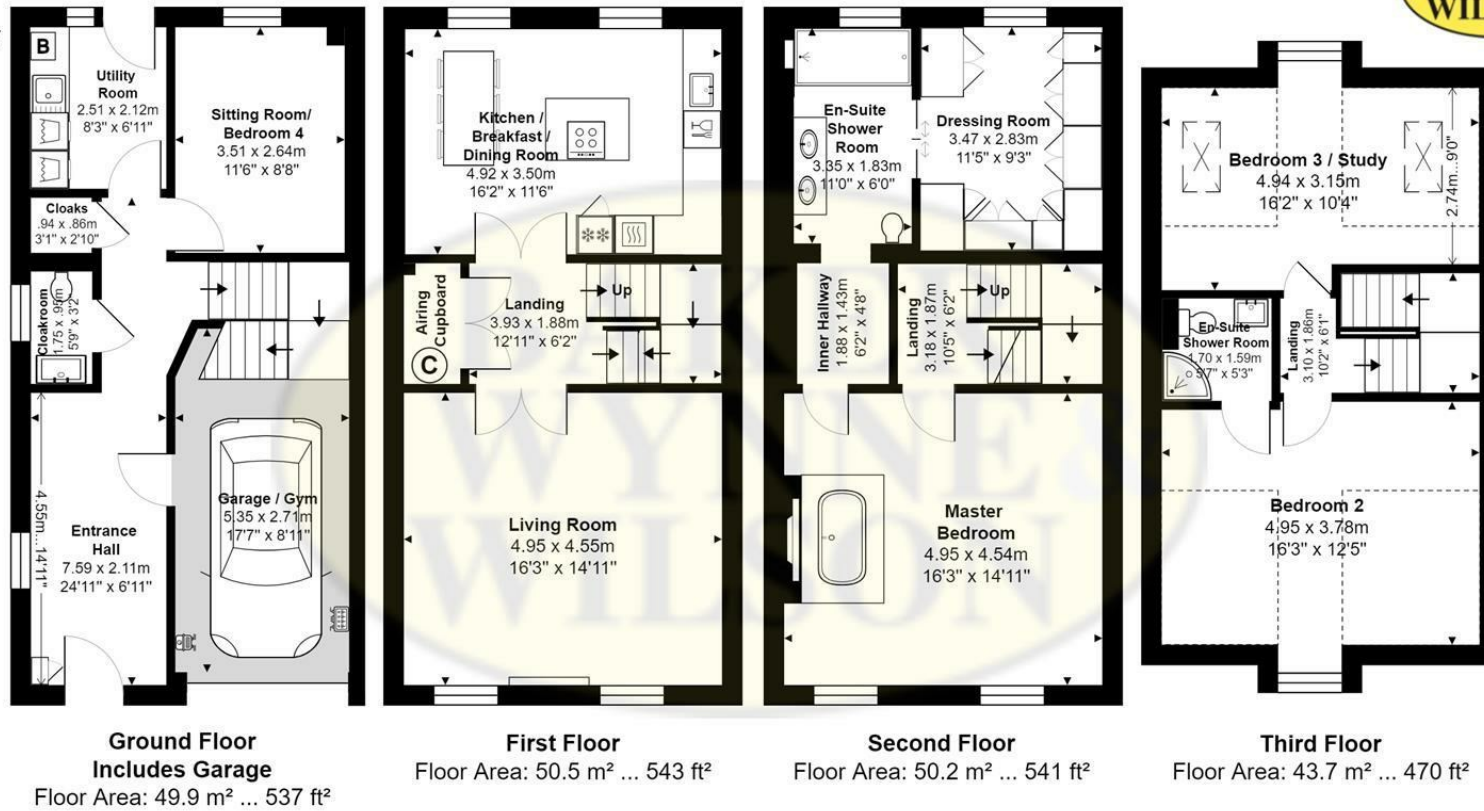
VIEWING

By appointment with Baker Wynne and Wilson
Tel: 01270 625214





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3 CROWN GREEN COURT, WATERLODE, NANTWICH, CHESHIRE, CW5 5XQ

Approximate Gross Internal Area: 194.2 m² ... 2091 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		87	
(69-80) C			
(55-68) D			
(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