



Squirrels Hollow, 349 Nantwich Road, Cheshire, CW2 6PD

Guide Price £495,000

**BAKER  
WYNNE &  
WILSON**

A HIGHLY INDIVIDUAL, ARCHITECT DESIGNED, DETACHED SPLIT LEVEL BUNGALOW IN A LOVELY GARDEN SETTING, COMMANDING A FINE ELEVATED POSITION SET BACK FROM THE ROAD, CONVENIENT TO BOTH NANTWICH AND CREWE TOWN CENTRES. NO CHAIN.

## SUMMARY

Sun Entrance Porch, Reception Hall, Living Room/Dining Room with a 50ft balcony/terrace, Sitting Room, Kitchen, Utility Room, Five Bedrooms, Two bathrooms, Integral Double Garage, Store, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

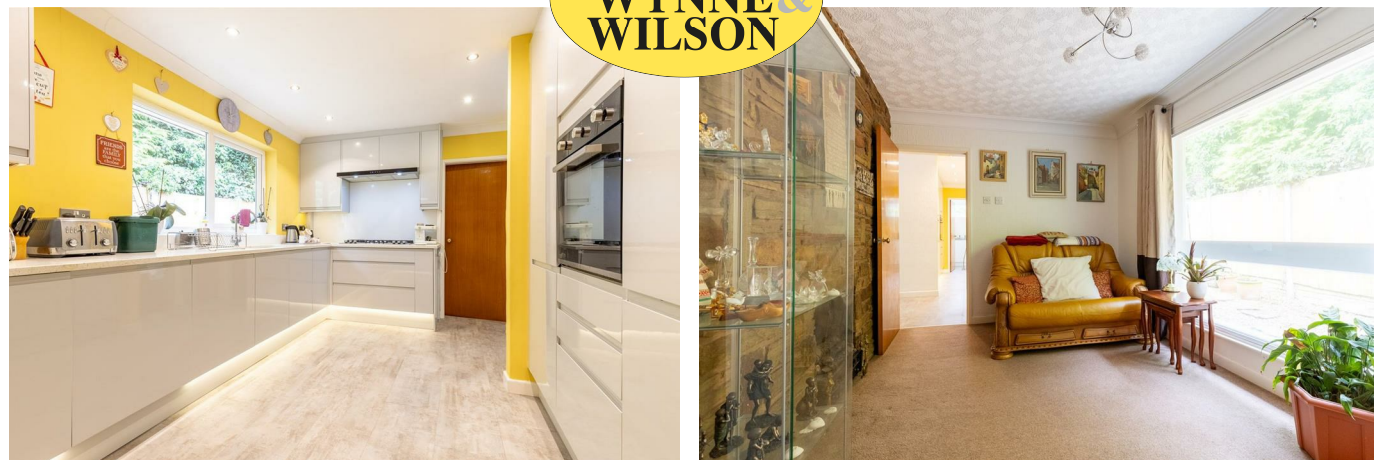
## DESCRIPTION

Squirrels Hollow was built to an individual design in the late 1980's of brick with part rendered elevations under a tiled roof. It is approached over a tarmac drive with a gravelled car parking area to the side. Since they purchased eight years ago, the present owners have carried out a number of improvements including refitting the kitchen and bathrooms in 2020.

The layout is particularly thoughtful, with a large open plan living room/dining room having sliding windows to the 50ft balcony/terrace enjoying a wonderful woodland backdrop, being a natural haven for wildlife. The bungalow has a unique architectural identity with exposed stone walls, carvings and large picture windows. The bedroom accommodation is highly adaptable and as presently configured comprises five bedrooms and two bath/shower rooms. The bungalow extends to about 1,800 square feet (gross internal) plus the integral double garage (300 square feet).

## LOCATION & AMENITIES

The property is ideally located and lies about 3 miles from the historic market town of Nantwich and 1 mile from Crewe Railway station. Junction 16 of the M6 motorway is 7 miles, making the property convenient to many areas including the North West, The Potteries and The Midlands. There are excellent rail connections via Crewe to London (approximately 90 minutes) and Manchester (approximately 40 minutes). Manchester International Airport is about a 45 minute drive.



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## DIRECTIONS

Take the main Crewe Road from Nantwich, proceed for 2.8 miles and the property is located on the left hand side, immediately after the turning to Manor Avenue.

## ACCOMMODATION

With approximate measurements comprises:

### SUN ENTRANCE PORCH

11'10" x 7'2"

Tiled floor, uPVC double glazed windows and door.

### RECEPTION HALL

12'7" x 11'3"

Access to loft, open to living/dining room, ceiling cornices, radiator.

### LIVING ROOM/DINING ROOM

27'8" x 14'8"

Feature stone wall with carving depicting the Crusades, slate hearth and inset living flamed coal effect gas fire, two feature stone walls with carvings depicting the four Seasons, ceiling cornices, two radiators, two double glazed picture windows, sliding doors to:

### BALCONY/TERRACE

50'0" x 6'8"

Tiled floor, lighting and steps to garden.

### KITCHEN

15'8" x 10'4"

Stainless steel double bowl sink unit, cupboards under, floor standing cupboard and drawer units with granite worktops, wall cupboards, pantry cupboard, two integrated Cata single ovens and Hotpoint six burner gas hob with extractor hood above, Bosch double integrated refrigerator, Bosch integrated dishwasher, inset ceiling lighting, kick heater.

### UTILITY ROOM

10'4" x 7'3"

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, cylinder and airing cupboard, double glazed window and door to side.



## SITTING ROOM

13'10" x 8'9"

Stone wall with inset electric fire and carving depicting the Last Supper, ceiling cornices, secondary glazed picture window, two built in cupboards, radiator.

## INNER LANDING (rear)

## BEDROOM NO. ONE

17'8" into wardrobes x 11'4"

Wall to wall wardrobes with sliding mirrored doors, two double glazed windows, double glazed picture window overlooking the rear garden, two radiators.

## BEDROOM NO. TWO

13'6" into wardrobes x 10'5"

Wall to wall wardrobes with sliding mirrored doors, two built in cupboards, radiator.

## BATHROOM

10'3" x 9'8"

Fully tiled walls, tiled floor, white suite comprising jacuzzi style bath with mixer shower, low flush W/C, bidet and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, mirror fitting, bathroom cabinet with mirrored doors, raised area, radiator/towel rail.

## INNER HALL (front)

## BEDROOM NO. THREE

10'9" x 9'2"

Two fitted double wardrobes, ceiling cornices, radiator.

## BEDROOM NO. FOUR

9'3" x 7'10"

Two double glazed windows, ceiling cornices, radiator.

## BEDROOM NO. FIVE

9'3" x 7'7"

Two double glazed windows, radiator.

## SHOWER ROOM

6'3" x 5'8"

White suite comprising low flush W/C, douche kit, vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, lit mirror fitting, designer radiator/towel rail.

## OUTSIDE

Integral DOUBLE GARAGE 18'11" x 17'4", Store Room, tarmacadam car parking area and gravel car parking area to the side.

## GARDENS

The principle South facing front garden is lawned with mature hedgerow and shrubs. There are a number of mature trees and shrubs to the side. The rear garden is lawned with crazy paved patio, mature trees, shrubs, conifers and an herbaceous border.

## 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.

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

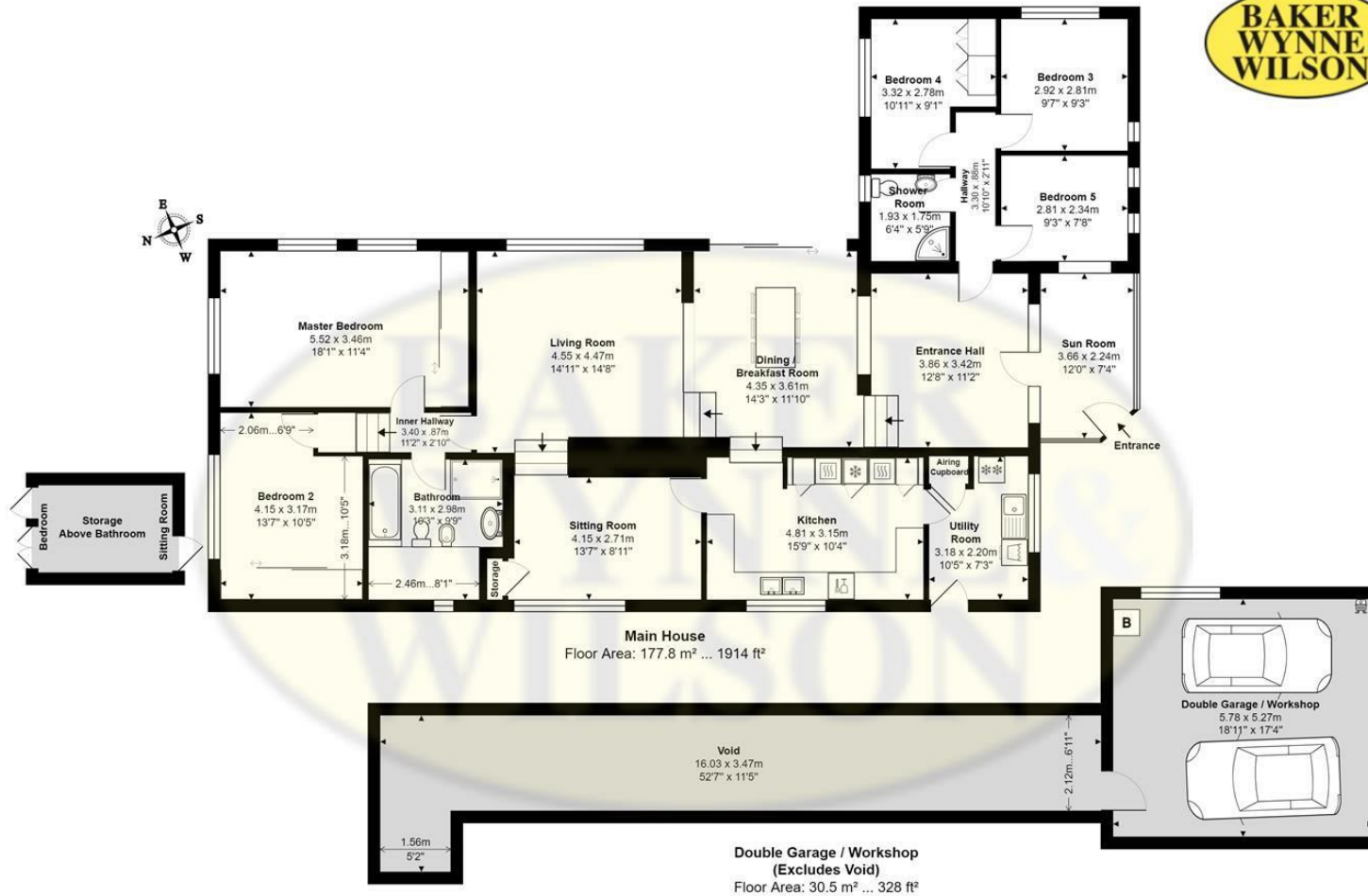
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Approximate Gross Internal Area: 208.3 m<sup>2</sup> ... 2242 ft<sup>2</sup> (excluding storage above bathroom, void)  
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for 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)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>67</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



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