



78 Broad Lane, Stapeley, Nantwich, Cheshire, CW5 7QL
Guide Price £520,000

**BAKER
WYNNE &
WILSON**

A ONE OFF INDIVIDUAL NEW BUILD DETACHED HOUSE TOGETHER WITH A RENOVATED SEMI DETACHED ANNEXE/HOME OFFICE ENJOYING OPEN VIEWS OVER COUNTRYSIDE IN A GOOD SEMI RURAL EDGE OF TOWN LOCATION.

SUMMARY

Reception Hall, Cloakroom, Utility Room, Sitting Room, Study, Kitchen/Family/Dining Room, Landing, Principle Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, uPVC Double Glazed Windows, Gas Central Heating (underfloor to ground floor), Solar Panels to rear elevation of the annexe.

Annexe/Home Office comprising Open Fronted Garden Room/Garage, Bed/Sitting Room, Wash Room.

Car Parking Space, Gardens.

DESCRIPTION

The house is constructed of brick with part rendered elevations under a tiled roof and approached over a gravel drive. The Annexe/Home Office is constructed of brick with rendered elevations under a slate roof. The house has been built by W. J. Tonks Ltd to a high specification. The house and annexe/home office are sold with the benefit of an ABC 10 year guarantee.

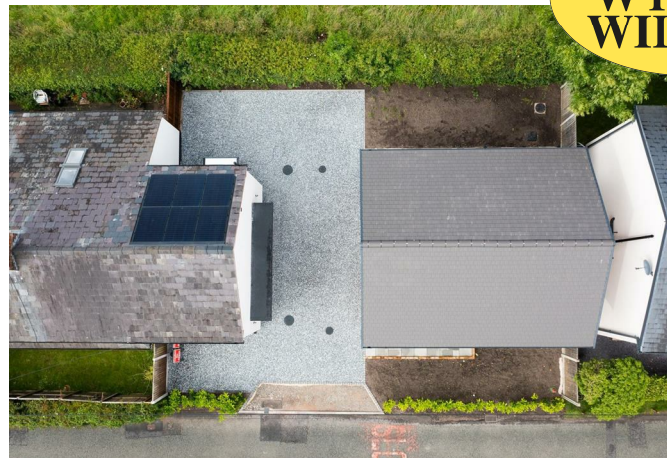
The house itself is of considerable quality and style with high quality finishes and a contemporary interior. However, the house is just one part of the overall package with there also being a super two storey annexe/home office. This building extends to about 500 square feet and can be utilised to suit a number of requirements including multi generational living or an additional income stream.

LOCATION & AMENITIES

The property lies one and half miles South of Nantwich town centre and half a mile from the Globe Public House. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of speciality shops and four supermarkets. Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is five miles and the M6 motorway (junction 16) is ten miles. Stapeley Broad Lane primary school is a short stroll being the feeder school for Brine Leas County secondary school/BL6 Sixth Form college.



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DIRECTIONS

From Nantwich, proceed along Wellington Road (becomes Audlem Road and Broad Lane) for 1.2 miles and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

12'8" x 5'8"

Composite entrance door, tiled floor.

CLOAK ROOM

White suite comprising hand basin and low flush W/C, ATAG gas fired boiler, tiled floor.

UTILITY ROOM

6'6" x 5'7"

Floor standing cupboard unit, tall floor standing cupboard, tiled floor.

SITTING ROOM

12'8" x 10'0"

Fitted carpet.

STUDY

9'4" x 6'5"

Fitted carpet.

KITCHEN/FAMILY/DINING ROOM

26'6" x 8'5"

Floor standing cupboard and drawer units with Quartz work tops, single sink unit in granite surround, wall cupboards, Hisense integrated oven, grill and microwave and Indesit four burner ceramic hob with extractor hood above, integrated Hotpoint dishwasher, Electriq American style refrigerator/freezer, tiled floor, inset ceiling lighting, two large double glazed windows and two pairs of double glazed French windows to rear.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

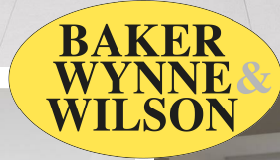
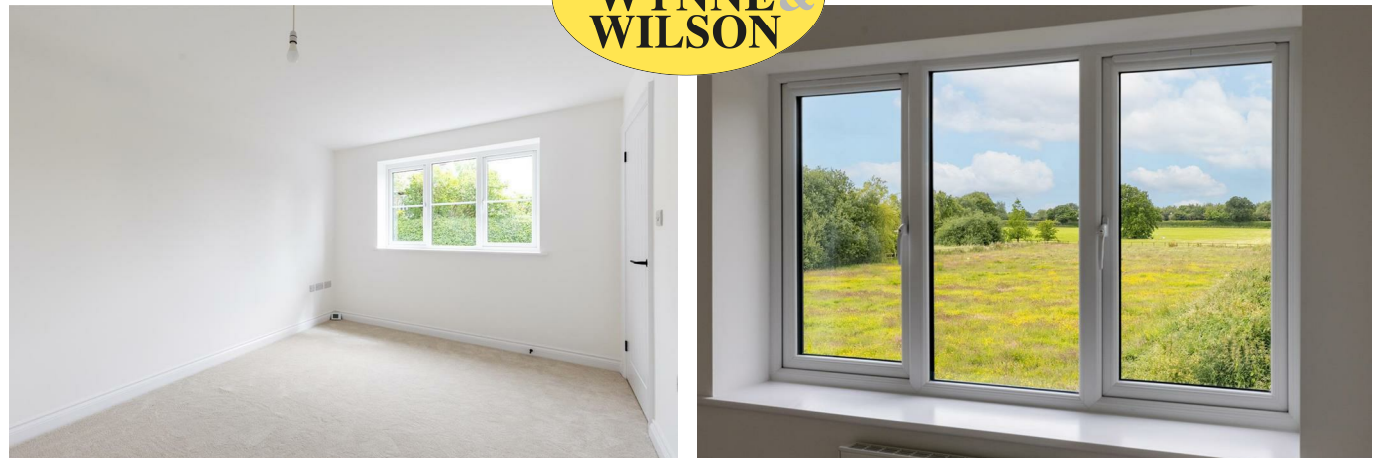
15'8" x 5'8"

Fitted carpet, radiator.

PRINCIPLE BEDROOM

12'3" x 10'1"

Fitted carpet, radiator.



ENSUITE SHOWER ROOM

6'3" x 5'6"

White suite with satin black fittings comprising low flush W/C with vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, fully tiled walls, laminate floor, inset ceiling lighting, lit mirror fitting, radiator/towel rail.

BEDROOM NO. TWO

10'1" x 9'2"

Fitted carpet, radiator.

BEDROOM NO. THREE

8'10" x 8'9"

Fitted carpet, radiator.

BEDROOM NO. FOUR

9'5" x 6'5"

Fitted carpet, radiator.

BATHROOM

9'4" x 5'7"

White suite with satin black fittings comprising panel bath with rain head shower and hand held shower over, low flush W/C and vanity unit with inset hand basin, lit mirror fitting, laminate floor, fully tiled around bath, radiator/towel rail.

OUTSIDE

Semi detached Annexe/Home Office comprising:

OPEN FRONTED GARDEN ROOM/GARAGE

17'3" x 13'2"

Canopy with inset lighting, double glazed window, entrance hall, fitted shoe cupboard, stairs to first floor landing leading to:

BED/SITTING ROOM

20'8" x 12'8" overall

Vaulted ceiling with inset lighting, two double glazed windows, WASH ROOM with white suite comprising low flush W/C and vanity unit with inset hand basin, inset ceiling lighting, space for corner shower, vaulted ceiling.

Outside tap. Car charging point. Exterior lighting. Gravel car parking area.

GARDENS

The gardens extend to the front and rear and include borders, hedgerow and an Indian stone flagged patio.

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.

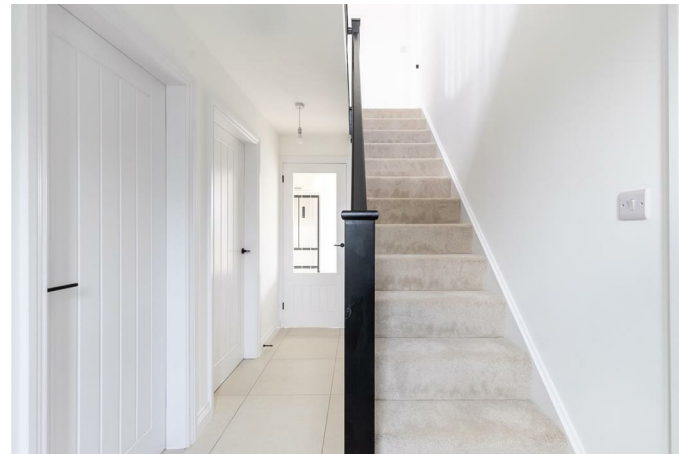
TENURE

Freehold.

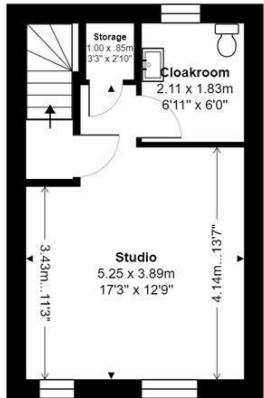
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214

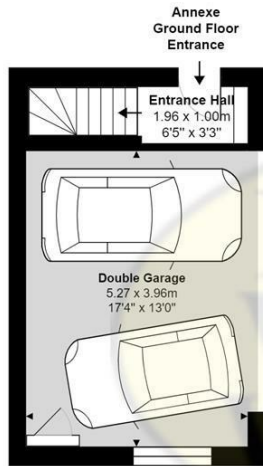




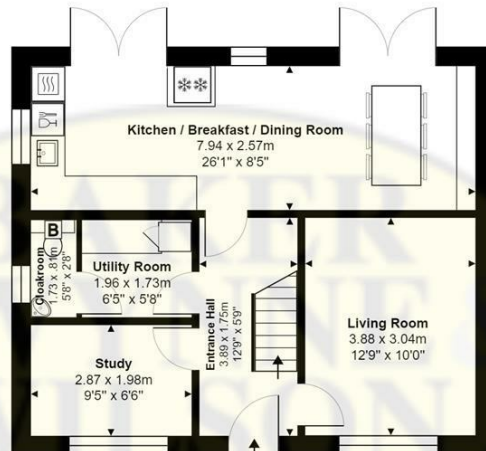
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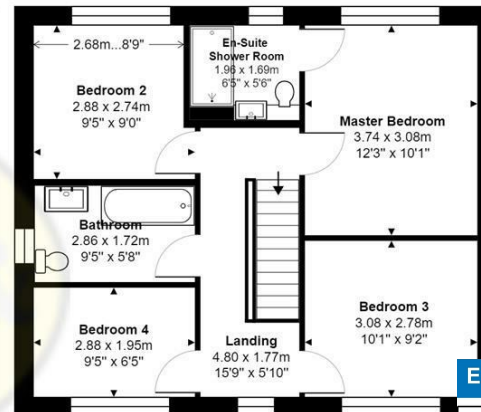
Annexe
Floor Area: 24.7 m² ... 266 ft²



Double Garage / Annexe Entrance
Floor Area: 23.1 m² ... 249 ft²



Entrance Ground Floor
Floor Area: 52.4 m² ... 564 ft²



First Floor
Floor Area: 52.5 m² ... 565 ft²

78 BROAD LANE, STAPELEY, NANTWICH, CHESHIRE, CW5 7QL

Approximate Gross Internal Area: 152.6 m² ... 1643 ft² Includes Double Garage & Annexe

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		91	91
(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		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
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

