



4 Lomax Road, Willaston, Nantwich, Cheshire, CW5 6RN

Guide Price £495,000

**BAKER  
WYNNE &  
WILSON**

A FIRST CLASS DETACHED FAMILY HOUSE, COMPREHENSIVELY RENOVATED AND RECONFIGURED TO AN EXCEPTIONAL STANDARD, WITH A SOUTH FACING REAR GARDEN, COMMANDING A FINE POSITION AT THE HEAD OF A SMALL CUL DE SAC, HALF A MILE FROM WILLASTON VILLAGE CENTRE.

## SUMMARY

Reception Hall, Cloakroom, Living Room, Conservatory, Kitchen/Dining/Family Room, Utility Room, Landing, Master Bedroom with Ensuite Bathroom, Three Further Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Attached Double Garage, Garden Shed, Car Parking Space, Gardens.

## DESCRIPTION

The property was built in the 1970's of brick under a tiled roof and has been totally transformed over the last twelve months. The house opens into a large space, extending to about 1,750 square feet and has four good bedrooms, ensuite and family bathroom, living room, conservatory and a superb kitchen/dining/family room overlooking the garden and great practicality with utility room and cloakroom. The house has recently undergone a complete renovation, in literally in every regard you can imagine. Upon inspection, viewers will note not just the amount of work undertaken but also its quality, attention to detail and thoughtfulness.

Outside there is plenty of elbow room, parking for three cars, double garage and a 60ft wide South facing rear garden.

## LOCATION & AMENITIES

Ideally located in a quiet cul de sac of only five houses within strolling distance of a primary school, shops and playing fields. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, selection of public houses, village hall with an active social calendar and community groups, plus the church and mini supermarket. Cheerbrook Farm shop is close by and provides a farm shop, café and butchers. The historic market town of Nantwich is a short travelling distance away, approximately two miles, and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars and also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500 (7 miles), Crewe station (2.5 miles) offers fast access into London Euston (90 minutes) and other major cities.

## DIRECTIONS

From Nantwich take the main Crewe Road and proceed for 0.8 of a mile to the roundabout. Take the third exit (signed Willaston), into Park Road, turn left into Bayley Road, proceed for 150 yards, turn right into Lomax Road and the property is located at the head of the cul de sac.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

12'1" x 9'8"

Engineered oak floor, uPVC entrance door, media cables, room for a desk, radiator.

### CLOAKROOM

6'3" x 5'5"

White suite comprising low flush W/C and vanity unit with inset hand basin, radiator.

### LIVING ROOM

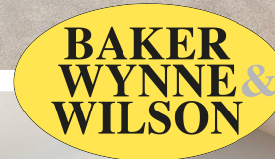
16'4" x 14'9"

Media wall, inset ceiling lighting, double doors to kitchen/dining/family room, two wall lights, radiator.

### KITCHEN/DINING/FAMILY ROOM

27'4" x 10'10"

Superb range of fitted furniture comprising stainless steel one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, breakfast bar, cupboards and inset for American style refrigerator, integrated Zanussi oven and grill and four burner gas hob unit with extractor hood above, integrated Hotpoint dishwasher, tiled floor to kitchen area and engineered oak floor in the remainder, double glazed window and double glazed French windows and French doors to conservatory, two designer radiators.





## CONSERVATORY

12'3" x 11'4"

Brick base, uPVC double glazed windows and double glazed windows to patio, two designer radiators, radiator.

## UTILITY ROOM

10'6" x 8'7"

Cupboard housing Worcester Greenstar 8000 life gas combination boiler, wall cupboard, plumbing for washing machine, door to side, understairs store with shelving, radiator.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

10'8" x 4'6"

Access to loft.

## MASTER BEDROOM

16'9" x 13'6"

Radiator.

## ENSUITE BATHROOM

10'0" x 9'7"

White ideal standard suite comprising pedestal hand basin, low flush W/C and freestanding bath with Bristan mixer shower, tiled shower cubicle with Triton shower, Amtico tiled floor, fully tiled walls, inset ceiling lighting, chrome radiator/towel radiator.

## BEDROOM NO. TWO

14'0" x 10'5"

Radiator.

## BEDROOM NO. THREE

11'6" x 9'4"

Radiator.

## BEDROOM NO. FOUR

9'6" x 7'1"

Radiator.

## BATHROOM

10'3" x 8'7"

White Roca suite comprising low flush W/C, pedestal hand basin and panel bath, shower cubicle with hand held shower and rain head shower, two double glazed windows, mirror fitting, fully tiled walls, Amtico tiled floor, radiator/towel rail.

## OUTSIDE

Attached DOUBLE GARAGE 4.8M x 5.5M up and over door, personal door, double glazed window. Garden shed, flagged to both sides. Parking space. Outside power points and tap. Exterior lighting.

## GARDENS

The front garden is lawned with specimen trees and rockery. The rear, South facing, garden is lawned with a flagged patio and specimen trees.

## 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 with vacant possession on completion.

## COUNCIL TAX

Band E

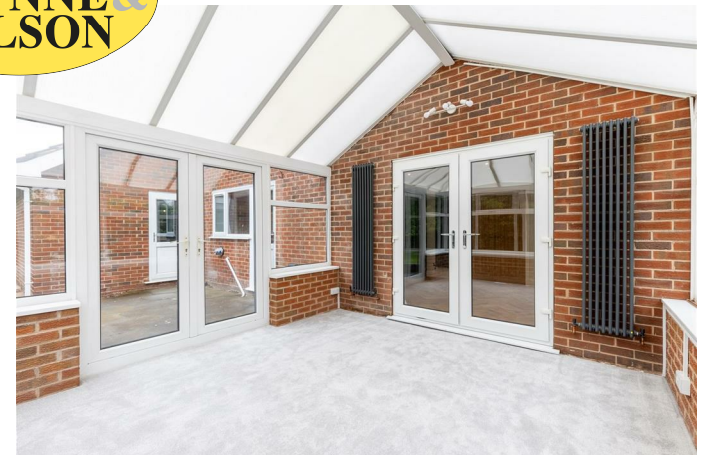
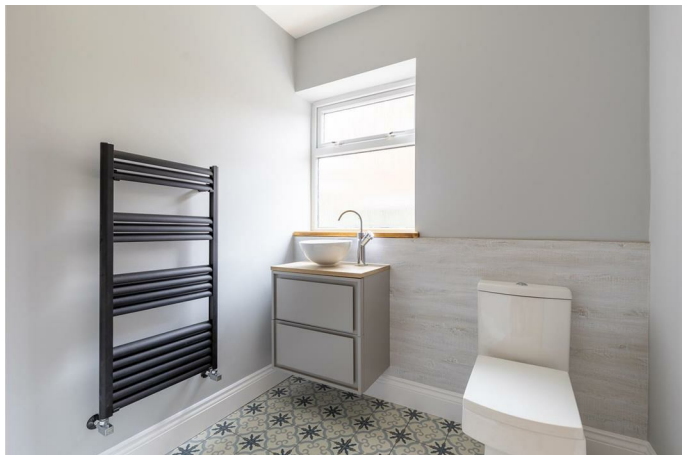
## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214

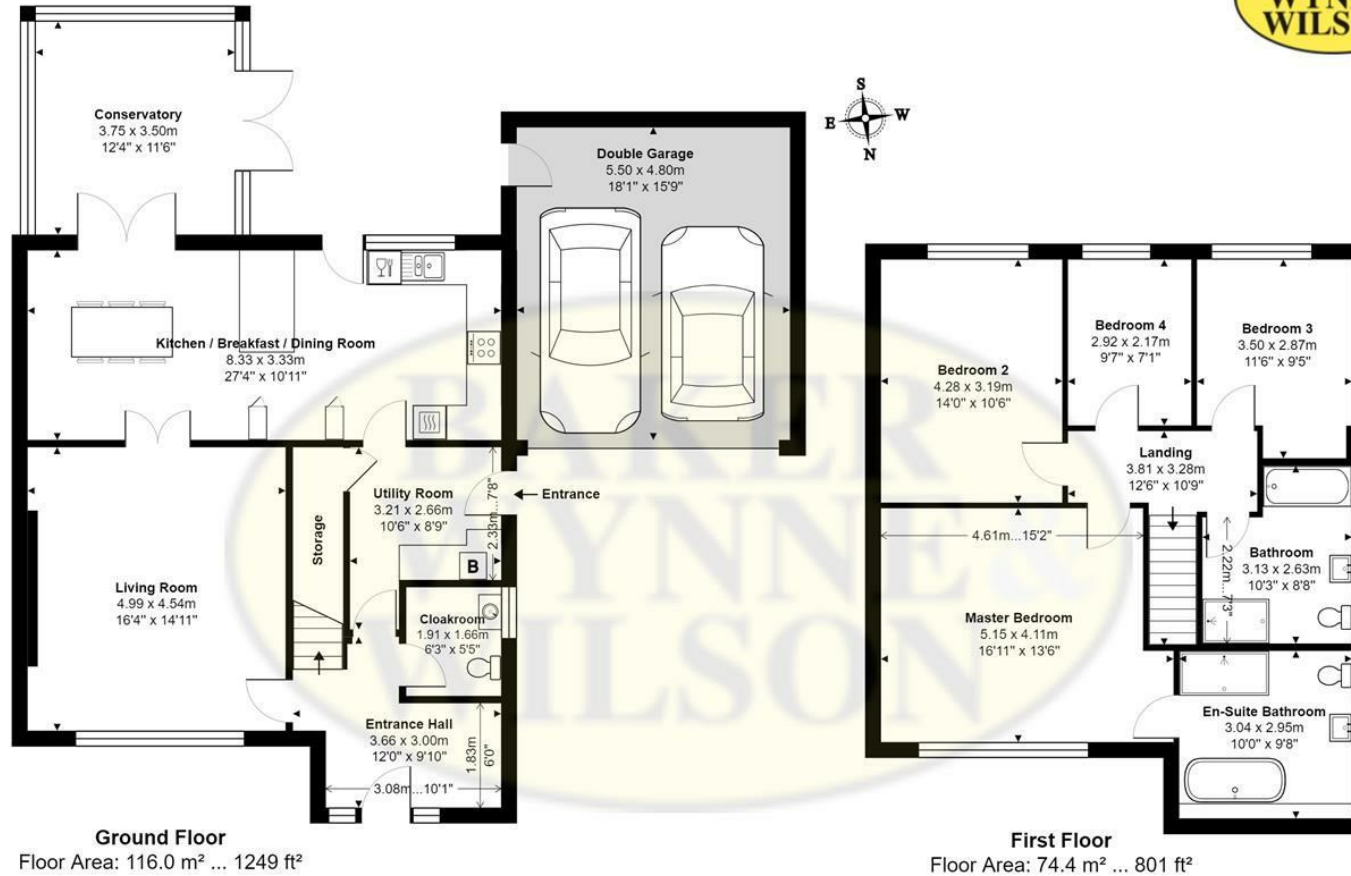


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Approximate Gross Internal Area: 190.5 m<sup>2</sup> ... 2050 ft<sup>2</sup> (Includes Double Garage)

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			83
(81-91) B		69	
(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	

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