



7 Valebrook Drive, Wybunbury, Nantwich, Cheshire, CW5 7LT

£495,000

**BAKER  
WYNNE &  
WILSON**

AN EXCEPTIONAL, DETACHED FAMILY HOME SITUATED IN A POPULAR WELL ESTABLISHED RESIDENTIAL AREA IN THE CONFINES OF A THRIVING VILLAGE. EASY ACCESS TO SURROUNDING BUSSINESS CENTRES. HIGH QUALITY FIXTURES AND FITTINGS.

### SUMMARY

Entrance, porch, entrance hall, lounge, kitchen/open plan to dining area and family room, inner hall, utility room, separate WC, access to garage, first floor, master bedroom with ensuite facilities, guest bedroom with ensuite facilities, two further bedrooms, family bathroom, garage, ample parking.

### DIRECTIONS

From Nantwich proceed along the A51 over the level crossings, at the traffic lights bare right, at the next set of traffic lights turn left on to London Road, take the first turning on the left in to Wybunbury Road, proceed along here and at the T junction bare right into Main Road, Pass the sight for Wybunbury, take the third turning on the right on to Valebrook Drive, follow the road round, the property is situated on the left hand side.

### LOCATION AND AMENITIES

Wybunbury is a charming area, offering post office, public house, church, primary school. Nantwich town centre is approximately 3.5 miles and the larger centre of Crewe with its fast intercity railway network is approximately 5 miles. Junction M6 is five miles, Manchester Airport 40 minutes drive.

### DISCRPTION

This detached family home is of traditional brick construction, with rendered elevations, all under a tiled roof. The present vendors have under taken an extensive programme of improvements which really do need to be inspected to be fully appreciated. This includes a single storey extension towards the rear opening in to the kitchen area, making an exceptional family area towards the rear with plenty of light from two sets of bi folding doors and sky lights and an exceptionally fitted integrated appliances, high gloss white fronted units throughout. We are informed that the property has been rewired and re plumbed, re plastered and fully decorated throughout.

The first floor accommodation now boasts two first floor bedrooms with ensuite facilities, whilst the two remaining bedrooms have use of the family bathroom, once again high quality fittings throughout.

There is a new gas fired central heating system, uPVC double glazing, soffits and facias, all replaced. towards the rear there is a charming patio area and a garden with mature Laurels and various borders. All together we recommend an inspection

### ENTRANCE PORCH

Composite door.

### ENTRANCE HALL

Tiled floor, radiator, large under stairs store.

### LOUNGE

14'2" x 13'4"

Large uPVC bay window, TV/internet socket, open aspect to front, radiator.

### KITCHEN DINER/FAMILY ROOM

23'4" x 23'2"

An exceptional range of high gloss laminate units with granite work surfaces including central island and breakfast bar, induction hob, splashback, recess for American style fridge, three eye level electric cookers incorporating microwave and two ovens, integrated dishwasher, double glazed window to side, down lighters, concealed lighting, Porcelina tiled floor, open plan leading to dinning area and family room with wall media centre, internet socket, chrome plug sockets throughout, display shelving, hole in the wall style fireplace housing living flame, log effect fire with lighting and flame control, tow pairs of bi folding doors to rear and side elevations opening to patio area, vertical radiator, additional storage larder cupboards to the side, access to side entrance hall to :-

### UTILITY ROOM

Deep glazed sink unit, mixer tap, further base units, wooden work surface, wall cupboards, double glazed window, plumbing for washing machine, space for tumble dryer.



**BAKER  
WYNNE &  
WILSON**





## CLOAK ROOM

Decorative tiled walls, low level WC with enclose system, hand wash basin, double glazed window.

## STAIRS LEAD TO FIRST FLOOR

## MASTER BEDROOM

14'2" x 10'10"

Mirror fronted wardrobes, radiator.

## ENSUITE

9'11" x 4'3"

His and hers vanity wash basins, low level WC, fully tiled marble walls and floor, double shower cubicle with power shower unit, Xpel air, towel rail.

## GUEST BEDROOM

10'5" x 10'5"

Radiator, double glazed window over front

## ENSUITE

Vanity wash basin, low level WC, corner shower with power shower, chrome towel rail, mirrored cabinet, two double glazed windows.

## BEDROOM

11'10" x 11'3"

Radiator, double glazed window.

## BEDROOM

10'8" x 10'7"

Radiator, double glazed window.

## BATHROOM

White suite with panel bath, mixer shower unit, vanity wash basin, low level WC, mirror fronted cabinet, down lighters, marble tiles to walls and floor, vertical towel rail/radiator.

## OUTSIDE

Block paved/cobbled driveway leading to the integral garage with power and light and personal door, lawned area to the front, south facing, side access to private rear garden with has an extensive porcelain tiled patio area, borders, Laurel hedge, lawned area, enjoying evening westerly sun.

## TENURE

FREEHOLD

## 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.

## COUNCIL TAX BAND E

## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214



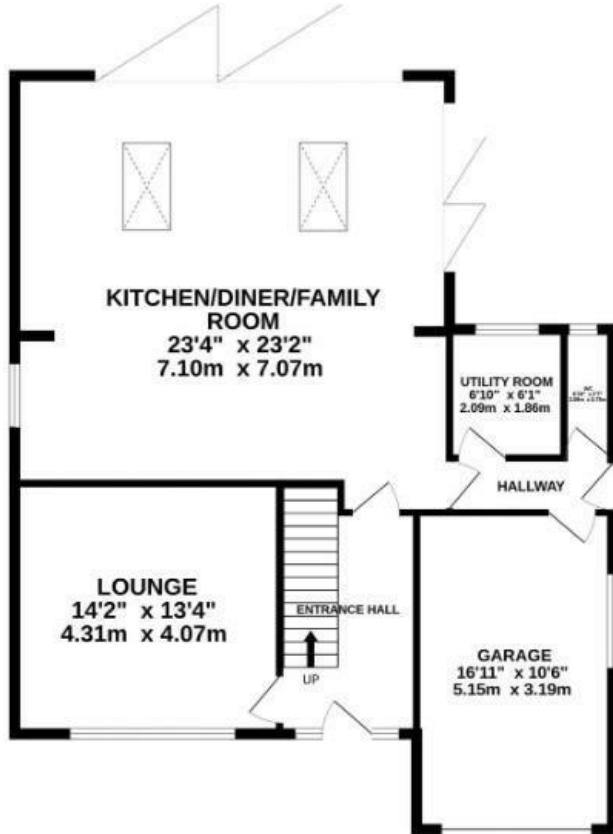
**BAKER  
WYNNE &  
WILSON**



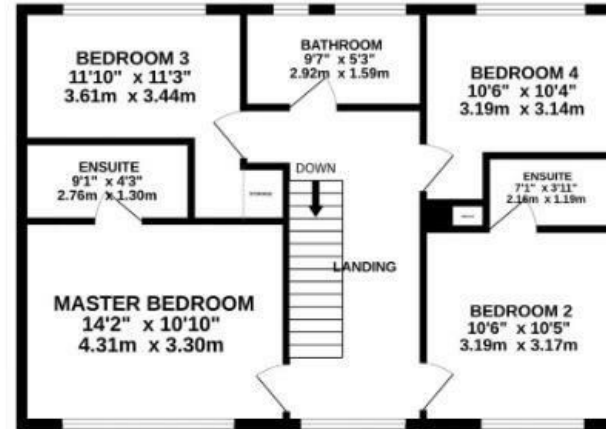


**BAKER  
WYNNE &  
WILSON**

GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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>63</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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

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

