



15 Baddiley Close, Ravensmoor, Nantwich, Cheshire, CW5 8PU

Guide Price £348,500

**BAKER  
WYNNE &  
WILSON**

A REFURBISHED AND ENLARGED DETACHED HOUSE WITH A SOUTH WEST FACING REAR GARDEN ENJOYING A LOVELY WOODLAND BACKDROP, HOLDING A PRIME POSITION AT THE HEAD OF THE CUL DE SAC, 2.5 MILES FROM NANTWICH TOWN CENTRE.

## SUMMARY

Reception Hall, Cloakroom, Living Room, Kitchen/Dining Room open to Garden Room, Boot Room, Utility Room, Landing, Three Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Cavity Wall Insulation, Attached 24ft Garage, Parking for four Cars, Gardens.

## DESCRIPTION

The property, built in the early 1970's of brick under a tiled roof is approached over a wide block paved drive providing parking for at least four cars. The house was comprehensively refurbished and enlarged in 2014 and offers a layout and finish that will appeal to growing families, professional couples or those who are retired.

Internally, the accommodation extends to about 1,350 square feet (gross internal) plus the attached garage (215 square feet). The crowning glory being the superb kitchen/dining room with bespoke fitted furniture and double glazed French windows to the large flagged terrace. The kitchen/dining room opens to the garden room and both rooms enjoy the South Westerly aspect over the gardens and woodland beyond.

The garden is really mature and established with good privacy.



## LOCATION & AMENITIES

Baddiley Close is situated in the pretty village of Ravensmoor, just 2.5 miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is a 200 yard stroll from the house. Nantwich hosts many events throughout the year, including the annual Jazz festival, the Nantwich show and food festival. There are monthly farmers markets in the Square and a range of performances at the Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within attractive historical buildings. Baddiley Close is well placed for access to the major road networks and junction 16 of the M6 motorway is 12 miles, Crewe station 7 miles, has direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 3 miles and has a medical centre, primary school, tennis/bowling clubs, church, public house and village store/post office.

There are many popular schools at both primary and secondary level in Nantwich and its surrounding villages.

## DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for two miles, turn right opposite the Farmers Arms into Swanley Lane, first left into Chapel Lane and immediately left into Baddiley Close. The property is located at the head of the cul de sac.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE CANOPY

### RECEPTION HALL

13'6" x 6'5"

Tiled floor, cloaks cupboard, understairs store, uPVC entrance door, radiator.

### LIVING ROOM

17'3" x 14'1"

Pine fire surround, cast inset and tiled hearth, multi fuel stove, bamboo flooring, ceiling cornices, two radiators.



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## KITCHEN/DINING ROOM

20'11" x 15'11" maximum

Floor standing cupboard and drawer units with granite worktops, Belfast sink, Belling integrated oven and four burner ceramic hob unit with extractor hood above, inset for an American style refrigerator, inset ceiling lighting, tiled floor, double glazed French windows to terrace, open to garden room, two designer radiators.

## GARDEN ROOM

10'6" x 9'0"

Built in 2009 by Clearview. Brick base uPVC double glazed windows, sliding double glazed windows to raised deck.

## BOOT ROOM

9'6" x 3'5"

Half tiled walls, quarry tiled floor.

## UTILITY ROOM

9'4" x 9'2"

Stainless steel single drainer sink unit, cupboard under, tiled floor, plumbing for washing machine, Warmflow oil fired central heating boiler.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

8'6" x 6'0"

Cylinder and airing cupboard.

## BEDROOM NO. ONE

12'1" plus wardrobe recess x 11'10" plus recess  
Spotlight fitting, ceiling cornices, access to loft, wardrobe recess with cupboards above, radiator.

## BEDROOM NO. TWO

11'9" plus recess x 9'10" plus wardrobe recess  
Wood laminate floor, ceiling cornices, bed light switch, wardrobe recess with cupboards above, radiator.

## BEDROOM NO. THREE

8'10" x 6'6"

Built in wardrobes, ceiling cornices, radiator.

## BATHROOM

8'7" x 5'8"

White suite comprising free standing bath with mixer shower, low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, shaver point, inset ceiling lighting, tiled floor, chrome radiator/towel rail.

## OUTSIDE

Attached GARAGE 24'0" x 8'8" up and over door, power and light. Block paved car parking space. Oil tank. Garden shed. Greenhouse. Outside taps to front and rear. Exterior lighting.

## GARDENS

There is a small lawned garden to the front with borders. The rear garden comprises a large flagged terrace, raised deck, lawn, specimen and fruit trees and borders.

## SERVICES

Mains water, electricity and drainage. Solar panels fitted in 2023 as part of the Cheshire East Home Upgrade Scheme (HUG)

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.

## COUNCIL TAX

Band D, payable 2024/2025 £2,179.13.

## TENURE

Freehold.

## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

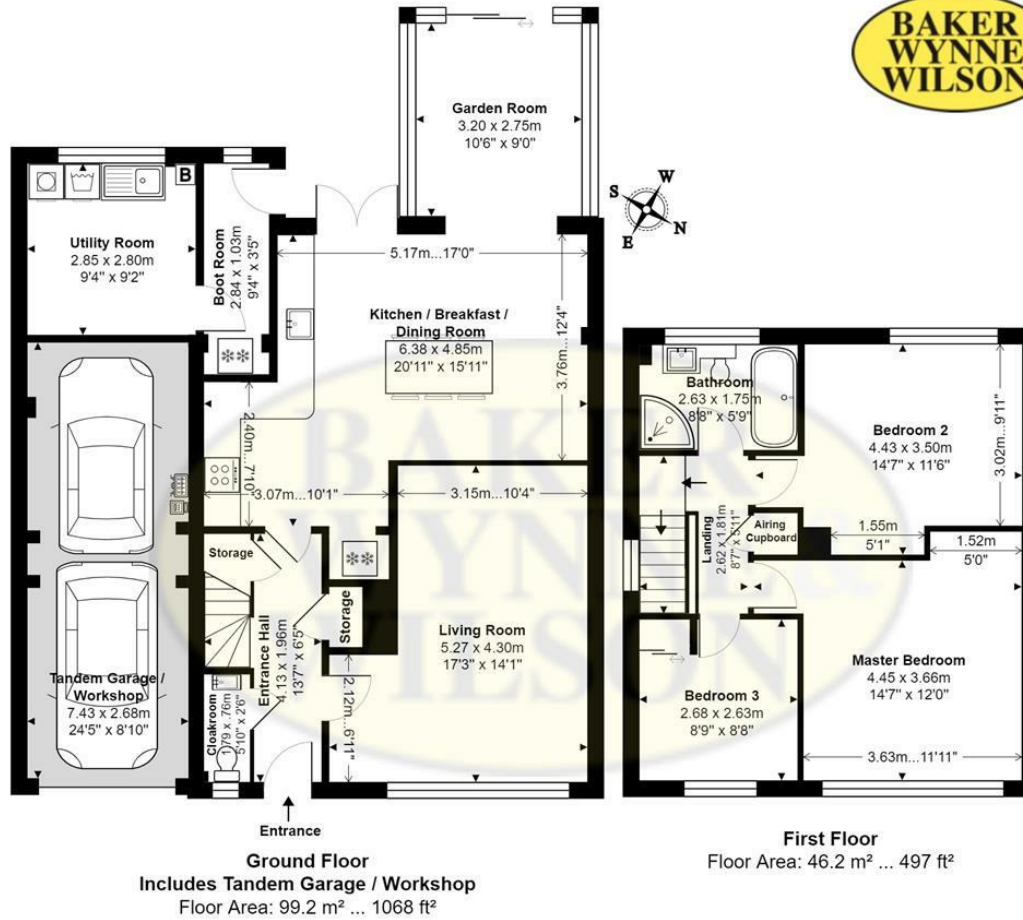
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**15 BADDILEY CLOSE, RAVENSMOOR, NANTWICH, CHESHIRE, CW 8PU**

Approximate Gross Internal Area: 145.3 m<sup>2</sup> ... 1564 ft<sup>2</sup> Includes Tandem Garage / Workshop

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>		
(69-80) <b>C</b>	<b>74</b>	<b>78</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	

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