



5 Cavalier Drive, Henhull, Nantwich, Cheshire, CW5 6ZB  
Guide Price £262,500

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## AGENTS REMARKS

Comment by MARK JOHNSON FRICS @ BAKER WYNNE AND WILSON

This is a three-bedroom Gosford designed two storey house by Taylor Wimpey (new April 2022) that will no doubt appeal to first-time buyers, couples, and families a like, looking for that little extra space and an individual style distinguished by the noteworthy upscaling from the standard developer's package. The large, fitted kitchen/dining room with bespoke coloured doors, opens out through double glazed French doors to the private artificial grassed rear garden/Indian stone patios, making a perfect setting for entertaining and al fresco dining. The generously sized lounge, a guest cloakroom and a walk-in store cupboard complete the modern neutrally coloured ground floor layout. The first floor continues the modern neutrally composed finishes and a practical layout that offers an ensuite master bedroom, a family bathroom, a generous double bedroom, and a further double bedroom which could easily provide a dedicated work from home space or playroom.

## OUT AND ABOUT IN NANTWICH

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.



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## APPROXIMATE DISTANCES

Crewe Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

## SCHOOLS NEARBY

Nantwich Primary Academy, Millfield's Primary School, and Nursery . Malbank High School and Sixth Form College. St Anne's Catholic Primary School. Highfields Academy. Weaver Primary School. Brine Leas School. Pear Tree Primary School. Acton Church of England Primary. Stapeley Broad Lane C of E Primary School. Brine Leas Secondary School.

## DIRECTIONS TO CW5 6ZB

What3words /// vase.emulated.increased

## ACCOMMODATION

With approximate dimensions comprises:

### CANOPY PORCH

### HALL

Composite entrance door, radiator, built in electric meter and telecoms cupboard.

### LIVING ROOM

14'0" x 12'1"

uPVC double glazed window looking out to a small cul de sac, radiator, TV point, ceiling low voltage spot lights, Honeywell ground floor throughout. Zoned thermostat.

### DOWNSTAIRS CLOAKS/ W/C

"Palio" Karndean luxury wood effect vinyl floor, pedestal wash hand basin, low level W/C, radiator.

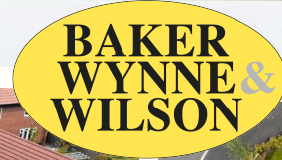
### WALK-IN UNDERSTAIRS STORAGE CUPBOARD

"Palio" floor - Karndean luxury wood effect vinyl floor.

### BREAKFAST/KITCHEN

15'6" x 9'5"

Modern bespoke coloured fitted units to three elevations with extensive worktop surfaces, stainless steel sink unit with mixer tap, base cupboards and drawers, wall mounted cupboards.





## FITTED APPLIANCES INCLUDE:

Zanussi built in fridge & freezer  
Electric double oven and grill  
AEG ceramic hob with glass back plate and stainless steel canopy  
Zanussi slim line dishwasher built in.

Ideal logic combi gas fired boiler.

Space for dining table, radiator, uPVC double glazed patio doors.

## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM NO. ONE (front)

12'2" x 11'1" max

'L' shaped, uPVC double glazed window, radiator, TV point, Honeywell thermostat.

### ENSUITE SHOWER ROOM

5'6" x 5'8"

Screen door enclosed and fitted cubicle with Aqualisa electric shower, close coupled W/C, "Palio" Karndean luxury wood effect vinyl floor, pedestal wash hand basin, part tiled walls, double heated towel rail.

### BATHROOM

6'7" x 5'6"

Modern white suite comprising; panel bath with side screen, thermostatic mixer shower and drench and hand held hose options, pedestal wash hand basin, close coupled W/C, 'Palio' Karndean luxury wood effect vinyl floor, part tiled walls.

### BEDROOM NO. TWO (rear left)

10'10" x 8'7"

Radiator.

### BEDROOM NO. THREE (rear right)

11'7" x 6'6"

Radiator, painted panel wall.

## EXTERIOR (see attached plan)

Fronted lawned garden with stocked perimeter borders, paved pathway, parking space for two vehicles (marked 177).

Rear garden with high quality 38m pile artificial grass, two Indian stone patios and connected pathway, external double power points, close boarded fencing and gate direct to parking area, external light.

### NOTE (1)

HOME SECURITY

Three high level security cameras and alarm system.

### NOTE (2)

Two thermostats at ground and first floor levels give zoned central heating control.

### SERVICES

Mains water, gas, electricity and drainage.  
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 upon completion.

### COUNCIL TAX

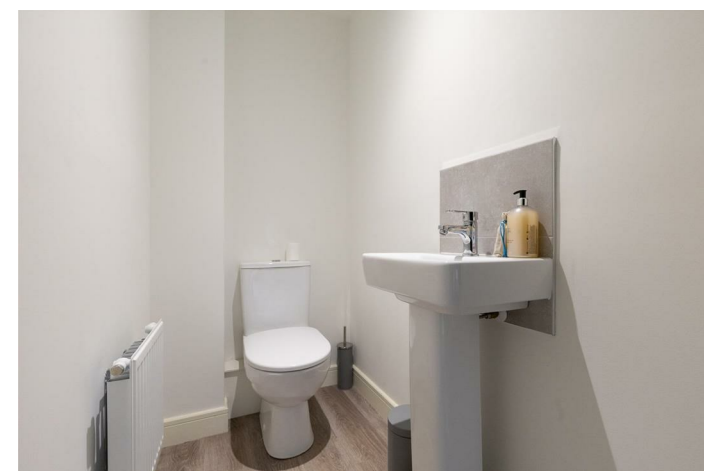
Band C.

### CONSTRUCTION

Modern construction with cavity brick facing external walls beneath a pitched timber and tiled covered roof.

### VIEWINGS

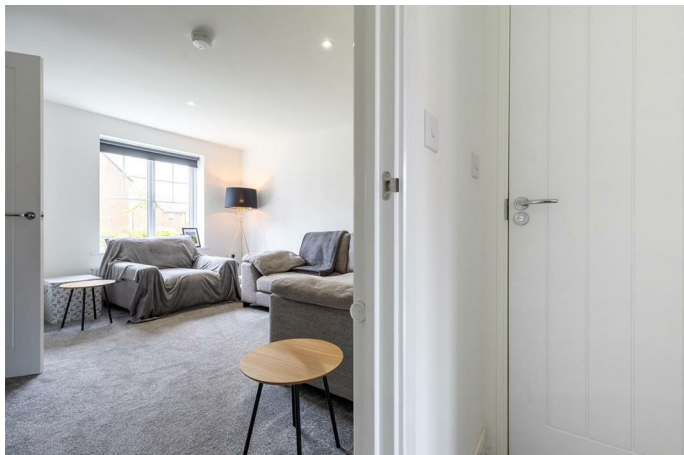
By Appointment with Baker Wynne & Wilson  
01270 625214







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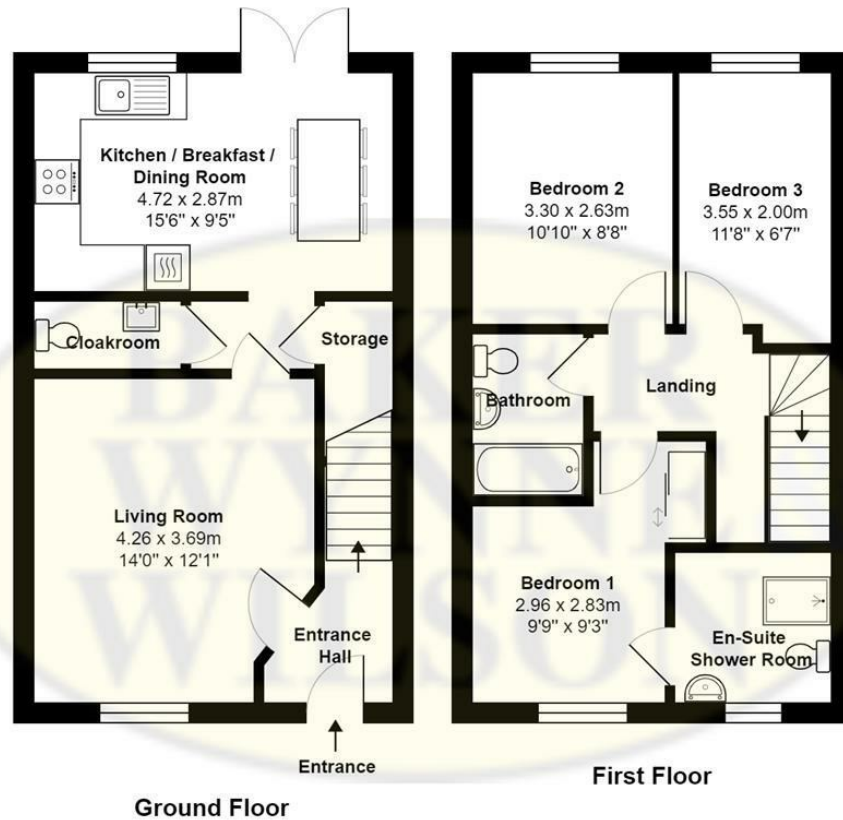
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**5 CAVALIER ROAD, HENHULL, NANTWICH, CHESHIRE, CW5 6ZB**

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 not measured by and reproduced by Green House EPC Ltd 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</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