



14 Langport Close, Nantwich, Cheshire, CW5 6YY  
Guide Price £377,500

**BAKER  
WYNNE &  
WILSON**

BEAUTIFULLY UPGRADED 4-BEDROOM DETACHED HOME WITH LANDSCAPED GARDEN, OPEN ASPECT, AND PARKING FOR THREE CARS

## SUMMARY

Hallway, Cloak Room, Living Room, Kitchen/Diner, Two Double Bedrooms, Two Single Bedrooms, Ensuite, Family Bathroom, Garage and Garden

## LOCATION AND AMENITIES

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 salt water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. 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 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.

Approximate Distances:

Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 4 miles.

M6 Motorway (junction 16) 10 miles.

Chester 20 miles.

Stoke-on-Trent 20 miles.

Manchester Airport is about a 45 minute drive.

## DESCRIPTION

A beautifully presented 4-bedroom detached home priced at £377,500. This newly built property, enhanced with significant upgrades including a landscaped garden and modern lighting, features a spacious kitchen with integrated appliances, a master suite, and an open aspect with parking for three cars. Situated at the end of a quiet street, it offers easy access to local amenities and transport links.



## DIRECTIONS

From our office, travel down Beam Street onto High Street. At the traffic lights, turn right onto Waterlode Road. At the next set of traffic lights, turn right onto Reaseheath Way. Continue on Reaseheath Way for 0.5 miles, then turn right onto Langport Close. Continue to the end of the road; the property is on the right.

## HALLWAY

15'0" x 4'7"

Passing through the glazed front door, the hallway features a telephone point, pendant lights, central heating controls, radiator, entrance mat, Nordic Oak Antico flooring and access to under stair storage.

## CLOAKROOM

7'0" x 2'1"

Low flush W/C, pedestal sink, Nordic Oak Antico flooring, pendant light, radiator, frosted window to the side.

## LIVING ROOM

16'0" x 10'0"

Media plate, pendant lights, radiator, carpet and a window to the front of the front of the property.

## KITCHEN

18'3" x 14'0"

Pebble grey floor standing cupboards with matching wall mounted cupboards and under cupboard lighting, grey worksurfaces, a range of fitted appliances including a dishwasher, fridge, freezer, five ring gas hob burner, double oven and extractor fan. Additionally, there is a larder, single bowl sink, TV point, spotlights, radiators, Nordic Oak Antico flooring, window to the rear, patio doors to the garden and access to the utility cupboard.

## UTILITY CUPBOARD

Double doors from the kitchen opens to a utility cupboard with plumbing for a washer and dryer under a grey worksurface, gas combi boiler, extractor fan, pendant light.



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## LANDING

14'0" x 8'9"

Access to airing cupboard, loft, pendant lights, radiator, carpet, window to the side.

## MASTER BEDROOM

10'4" x 6'4"

Built in double wardrobe with sliding door, heating control for master and ensuite, TV point, pendant light, radiator, carpet and a window to the rear.

## ENSUITE

6'4" x 5'8"

Three piece white suite comprising of a walk in tiled shower cubical, low flush W/C, pedestal sink with mirrored cupboard above, heated towel rail, spot lights, Nordic Oak Antico flooring, frosted window to the side.

## BEDROOM TWO

11'7" x 9'2"

TV point, pendant light, radiator, carpet and a window to the front.

## BEDROOM THREE

9'0" x 7'1"

Pendant light, radiator, carpet, double glazing to the front.

## BEDROOM FOUR

9'0" x 7'1"

Pendant light, radiator, carpet and double glazing to the rear.

## FAMILY BATHROOM

7'0" x 5'5"

A three piece suite comprising a panel bath with overhead shower, low flush W/C, pedestal sink with mirrored cupboard above, extractor fan, shaving points, heated towel rail, spot lights, Nordic Oak Antico flooring and a frosted window to the side.

## GARAGE

16'9" x 8'6"

A spacious garage with an up and over garage door, electric car charging point, plug sockets and lights.

## GARDEN

A beautifully landscaped garden comprising of a lawned area with gravel paths around the edge, a flagged patio, well maintained flower beds on two sides, access down either side of the property and a shed.

## OUTSIDE

Situated at the end of a quiet street, the property enjoys a lovely aspect overlooking a large grassed area. Approaching the house, you'll find a small flagged walkway leading to the door, bordered by shrubs and a small pebbled area. The front also features a Tarmac area providing parking for two cars.

## 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

## COUNCIL TAX BAND

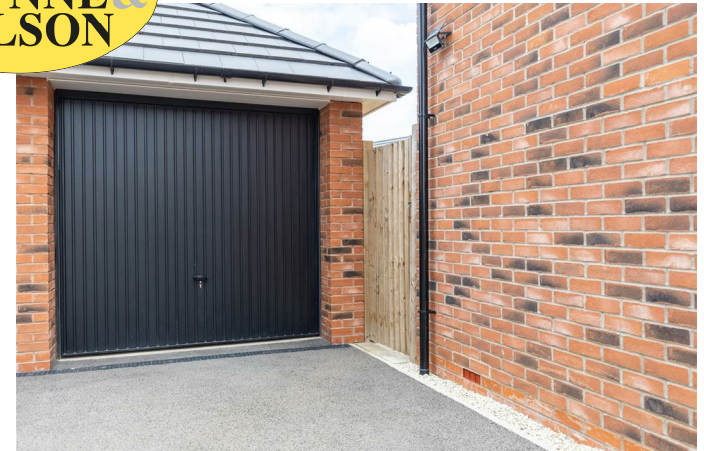
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## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214






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GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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