



8 Highfield Drive, Nantwich, CW5 6EU

Guide Price £325,000

**BAKER
WYNNE &
WILSON**

A RARE OPPORTUNITY TO ACQUIRE A TRUE SEMI DETACHED BUNGALOW IN A WELL ESTABLISHED RESIDENTIAL LOCALITY UNDER ONE MILE FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Inner Hall, Shower Room, Two Bedrooms, Stairs leading to first floor, Dressing Area/Landing, Bedroom No. Three, Cloakroom. Large L shaped private rear garden. Garage to the front.

DESCRIPTION

The property comprises a 1960's three bedroom semi detached bungalow, in a good well established residential area, under one mile from Nantwich town centre. The bungalow is constructed of brick under a tiled roof, has been well maintained over the years which includes the installation of uPVC double glazing, gas fired central heating and the creation of an extra bedroom in the attic. The most important factor being the actual plot as it has one of the largest well established and secluded gardens, being 'L' shaped which extends towards Birchin Lane.

DIRECTIONS

From our Nantwich office proceed along Beam Street to the traffic lights, straight on into Park View, take the second turning on the right into Birchin Lane, take the second turning on the left into Highfield Drive and the bungalow is situated on the right hand side.



LOCATION & AMENITIES

Highfield Drive occupies an elevated position and is nestled in a serene neighbourhood that has always proved to be a particularly popular living environment with the majority of properties being either semi-detached houses or bungalows. Located within walking distance of Nantwich, a picturesque town known for its historic charm and vibrant community, you'll have access to a range of amenities including shops, restaurants, and schools. With easy access to nearby green spaces and public transport links, this property combines convenience with tranquillity. The highly recommended Highfield Primary School is located within the development and is a feeder school to Malbank School/Sixth Form College. There are two bus stops within Birchin Lane which gives access to surrounding areas.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Double glazed composite door, built in store cupboard, radiator

LIVING ROOM

15'0" x 11'1"

With Adams style fireplace with marble inset and hearth, ceiling cornices, TV point, large double glazed picture window, radiator, opening to the dining area.

DINING ROOM

11'11" x 10'2"

Double glazed window with views over the rear garden, radiator.

KITCHEN

14'1" x 9'0"

An excellent range of oak style fronted units, one and half bowl sink unit, various base units, work surfaces, matching wall cupboards and cabinets, four ring gas hob unit, extractor hood, electric oven, plumbing for washing machine, plumbing for dishwasher, large double glazed picture window, part tiled walls, personal door to side of the property.



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INNER WALL

With built in store cupboard with hanging fittings housing wall mounted floor standing gas boiler for central heating and domestic hot water.

SHOWER ROOM

With double shower cubicle with Triton power unit, vanity wash basin, low level W/C, heated towel rail, fully decorative tiled walls, double glazed window.

BEDROOM NO. ONE

10'9" x 9'11"

Double glazed window, ceiling cornices, radiator.

BEDROOM NO. TWO

8'11" x 6'9"

Double glazed window, radiator.

STAIRS LEAD TO FIRST FLOOR ACCOMMODATION

DRESSING AREA/LANDING

11'5" x 10'7"

A range of seven built in fitted wardrobes, large sky light.

BEDROOM NO. THREE

13'10" x 11'1"

With full range of ladies and gents fitted wardrobes, double glazed window, radiator, access to the cloak room.

CLOAKROOM

With low level W/C and hand basin.

EXTERNALLY

To the front of the property there is a gravelled area with dwarf wall and a concrete driveway with ample parking leading to a brick build garage with power and light, up and over door, tiled roof being 18 foot in length.

Towards the rear, the plot is a particularly large fully

mature and established 'L' shaped secluded private South facing garden and enjoys the sunshine all day which is laid to lawn with borders, boundary to Birchin Lane.

SERVICES

All mains services are connected to the property. 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.

TENURE

Freehold.

COUNCIL TAX

Band D.

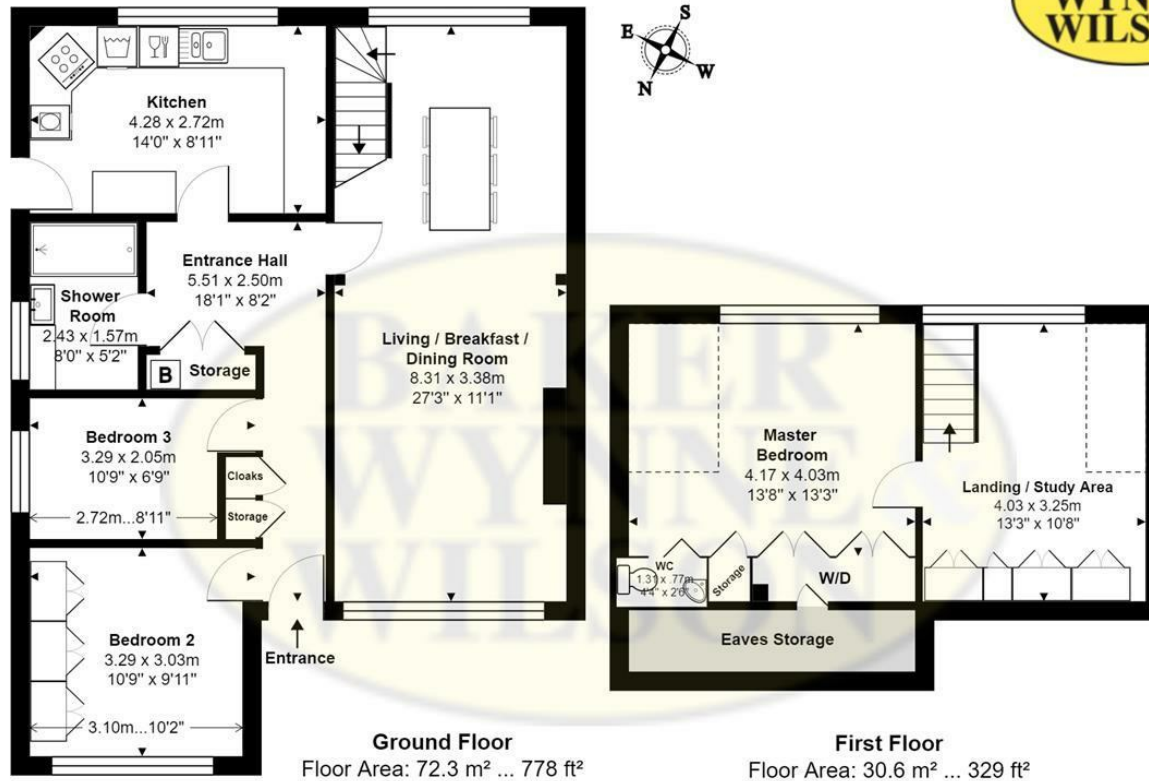
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214
H516





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8 HIGHFIELD DRIVE, NANTWICH, CHESHIRE, CW5 6EU

Approximate Gross Internal Area: 102.9 m² ... 1107 ft² (excluding eaves storage)

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)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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