



21 Aylesbury Road, Henhull, Nantwich, Cheshire, CW5 6YE

£460,000

**BAKER
WYNNE &
WILSON**

A FINE EXAMPLE OF A MODERN DETACHED FAMILY HOME IN A LOVELY RESIDENTIAL DEVELOPMENT OCCUPYING A PRIME CORNER PLOT.

SUMMARY

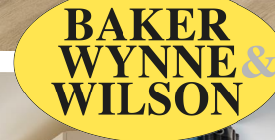
Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room Area, Study, Utility, Master Bedroom with Dressing area and Ensuite, Three Further Bedrooms, Garage, Garden.

DESCRIPTION

The property having been built by renowned builders, David Wilson Homes. The present vendors being the only occupants since it was built in 2019. The property occupies a particularly desirable generous sized corner plot being one of the larger style properties overlooking the green to the front. Internally the well-balanced accommodation has been further improved. The kitchen/dining area having dual aspect, the lounge being located towards the rear and the study towards the front of the property together with a downstairs cloakroom and utility area. To the first floor you will find the master bedroom with ensuite facilities, three further generous sized bedrooms and a spacious 4-piece family bathroom. Externally private walled Westerly facing rear garden has been landscaped with an Indian style patio and lawned areas. There is a brick-built garage with ample parking towards the side.

LOCATION & 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 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.



SCHOOLS NEARBY

Millfield's Primary School, and Nursery . Malbank High School and Sixth Form College. St Anne's Catholic Primary School. Highfields Academy. Acton Church of England Primary. Brine Leas School/BL6 Sixth Form.

DIRECTIONS

Proceed from our Nantwich office along Beam Street towards Welsh Row bridge, turn right at the traffic lights onto Waterlode, continue over Fairfax bridge and at the next set of traffic lights turn right into Reaseheath Way, proceed along here past the Taylor Wimpey development and Aylesbury Road is second on your right and the property is situated on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

13'1" x 7'11"

Built in cloaks cupboard, radiator.

CLOAKROOM

6'5" x 3'2"

With hand basin, low level W/C, half tiled walls, double glazed window, radiator.

LIVING ROOM (towards the rear)

17'11" x 13'1"

Double glazed bay window, TV point, two radiators, , window, French doors with access to rear garden.

KITCHEN/DINING ROOM AREA

21'6" x 14'11"

A superb range of white laminated fitted units comprising of base units, wall cupboards, work surfaces, five burner gas AEG hob unit, AEG extractor hood, double oven, one and half bowl sink unit, two double glazed windows, integrated fridge/freezer, integrated dishwasher, TV point.

UTILITY AREA

7'0" x 5'5"

Sink unit, cupboards and drawers, integrated washing machine, double glazed door to rear, radiator.



STUDY

9'4" x 8'2"

Located towards the front of the property, TV and telephone points, double glazed window to front, radiator.

STAIRS LEAD TO FIRST FLOOR LANDING

MASTER BEDROOM

18'2" x 11'10"

Dual aspect double glazed windows, two radiators.

DRESSING AREA

Built in wardrobes.

ENSUITE

6'11" x 4'8"

With separate shower cubicle, pedestal wash basin, low level W/C, heated towel rail, shaver point, double glazed window, Xpelair, half tiled walls.

BEDROOM

17'2" x 9'3"

Built in store cupboard, radiator, two double glazed windows.

BEDROOM

14'6" x 8'5"

Double glazed window, radiator.

BEDROOM

Double glazed windows, radiator, dual aspect, store cupboard.

BATHROOM

9'3" x 6'4"

White suite comprising panel bath, pedestal wash basin, low level W/C, shower unit, half tiled walls.

OUTSIDE

Private driveway with parking for two vehicles leading to a brick built garage with tiled roof, up and over door, lawned area to front, side pedestrian access to rear garden.

GARDEN

Rear Westerly walled garden laid to lawn with Indian stone patio areas enjoying afternoon and evening sun.

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.

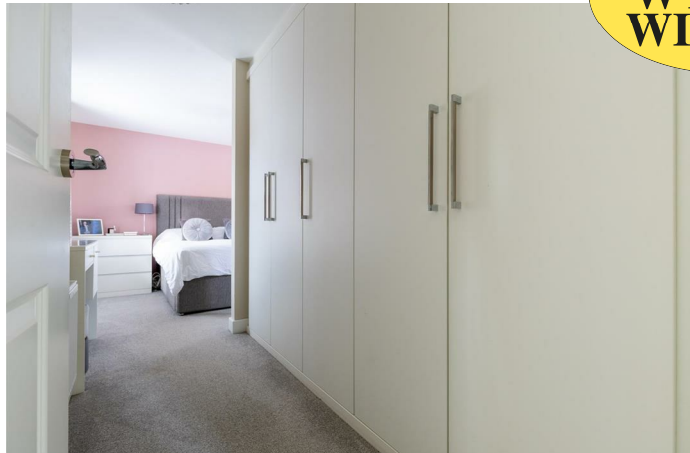
COUNCIL TAX

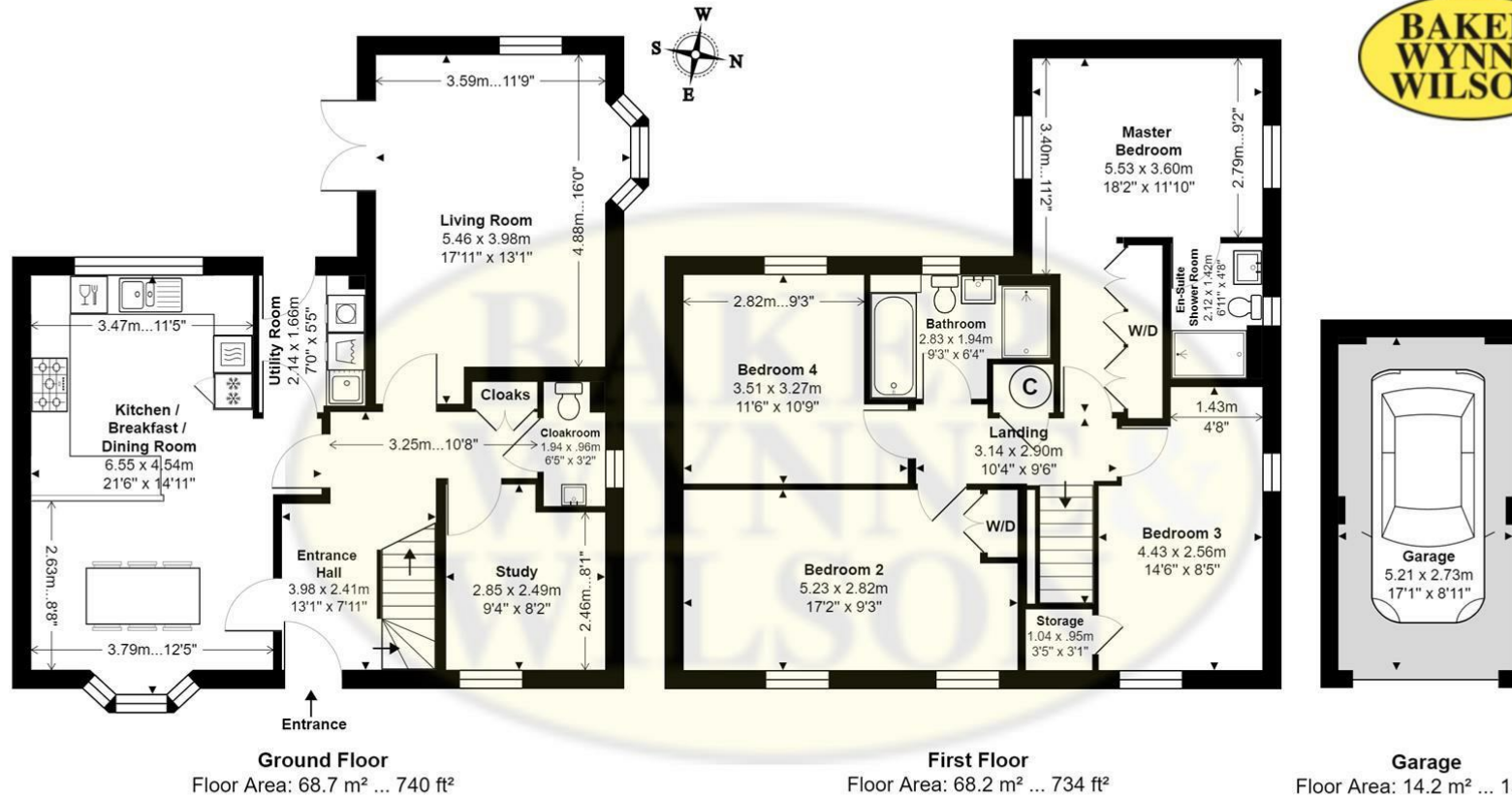
Band E.

VIEWINGS

By Appointment with Baker Wynne & Wilson
01270 625214







21 AYLESBURY ROAD, HENHULL, NANTWICH, CHESHIRE, CW5 6YE

Approximate Gross Internal Area: 151.2 m² ... 1627 ft² Includes Garage

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		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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