



13 Ladygates, Betley, Crewe, Cheshire, CW3 9AN

Guide Price £450,000

**BAKER  
WYNNE &  
WILSON**

A SPACIOUS MODERN DETACHED HOUSE IN A MOST ATTRACTIVE, WALLED, SOUTH WEST FACING GARDEN SETTING, ENJOYING A LOVELY WOODLAND BACKDROP. 250 YARDS FROM BETLEY VILLAGE CENTRE.

## SUMMARY

Entrance porch, reception hall, cloakroom, study, living room, kitchen, utility room, garden room, master bedroom with ensuite shower room, three further bedrooms, bathroom, two loft rooms and shower room, large attached garage, carport, car parking space, gardens.  
UPVC double glazed windows, gas central heating.

## DESCRIPTION

The property comprises a well positioned detached family house, constructed in the 1970 by Clarke Homes of brick under a tiled roof. It is situated in a prime cul de sac position, approached over a block paved drive. The accommodation is particularly spacious and could be utilized to suit individual requirements.

## LOCATION AND AMENITIES

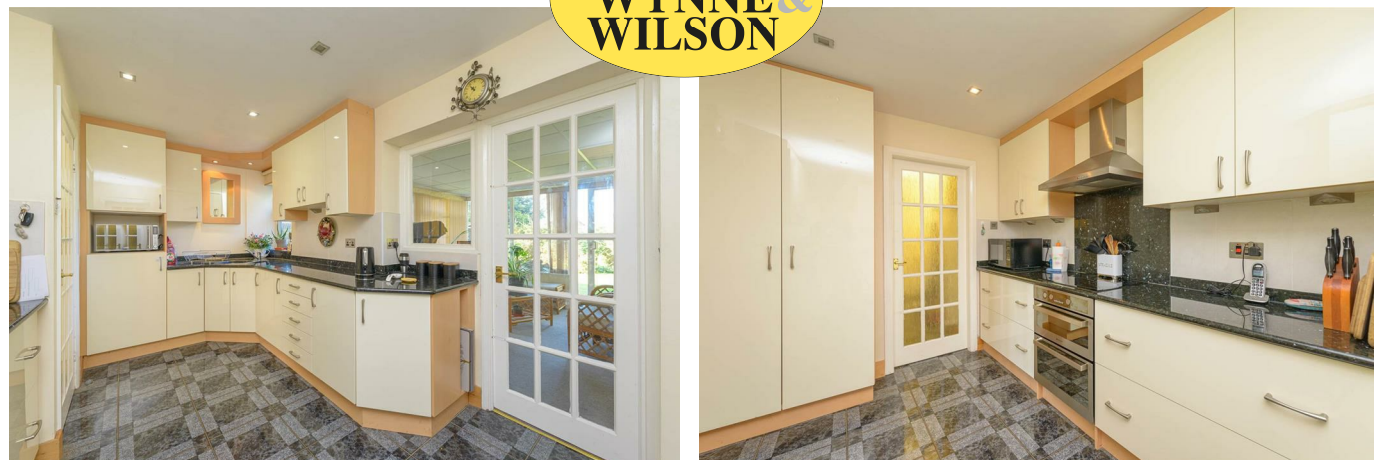
Ladygates is superbly situated in the heart of Betley village. Betley is a conservation village. This quintessential English village boasts a number of fine 17th, 18th and 19th century buildings and history going back prior to the Domesday Book. The village has a shop/post office, primary school, church, public houses and a cricket ground. Wychwood Park golf club, designed to European PGa standards is approximately 2 miles distance. Communications are excellent, with the M6 (junction 16) motorway only 4 miles and Crewe railway station 5 miles, giving access to London in just 90 minutes and Manchester in just 40 minutes. The house is also within easy driving distance of the international airports of Manchester (30 miles) Liverpool (38 miles) and Birmingham (56 miles).

## DIRECTIONS

From Natwuch take the A51 for Shavington, proceed through the village of Hough and at the roundabout turn right and continue for about 2 miles in to Betley village, turn left in to Church Lane, proceed for 100 yards, turn left in to Ladygates , proceed for 100 yards and the property is located on the left hand side.

## THE ACCOMMODATION

with approximate measurements



## OPEN ENTRANCE PORCH

Slate tile floor.

## RECEPTION HALL

16'8" x 5'9"

Composite entrance door, oak laminate floor, radiator with cover.

## CLOAKROOM

White suite comprising low flush WC and hand basin, built in cupboard.

## STUDY

11'5" x 9'1"

Oak laminate floor, ceiling cornices, radiator.

## LIVING ROOM

25'2" x 12'3"

Double glazed bay window to front and double glazed sliding windows to rear, electric coal effect fire, ceiling cornices, oak laminate floor, two radiators.

## KITCHEN

15'3" x 9'3"

Stainless steel 1 1/2 bowl sink unit in granite surround, floor standing cupboard and drawer units with granite work tops, wall cupboards, Hotpoint integrated grill, oven and four burner ceramic hob unit with extractor hood above, integrated fridge, pantry cupboard, inset ceiling lighting.

## UTILITY ROOM

10'2" x 6'7"

Stainless steel 1 1/2 bowl sink unit, cupboard under, floor standing unit with worktop, plumbing for washing machine, wall cupboards, integrated dishwasher, door to garage, radiator.

## GARDEN ROOM

18'5" x 11'4"

Double glazed windows and sliding double glazed patio windows to garden, inset ceiling lighting, two radiators.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Wood laminate floor.



**BAKER  
WYNNE &  
WILSON**

## MASTER BEDROOM

14'7" x 12'4"

Fitted double wardrobe with mirrored sliding doors, radiator.

## ENSUITE SHOWER ROOM

White suite comprising low flush WC and hand basin, tiled shower cubicle with shower, radiator.

## BEDROOM 2

12'2" x 11'3"

Radiator.

## BEDROOM 3

8'9" x 8'9"

Radiator.

## BEDROOM 4

7'2" x 5'6"

Radiator.

## BATHROOM

## STAIRCASE TO LOFT CONVERSION

## LOFT CONVERSION

### ROOM 1

10'8" x 10'8"

Two double glazed roof lights, laminate floor, radiator.

### ROOM 2

10'8" x 5'6"

Double glazed roof lights, laminate floor, radiator.

## SHOWER ROOM

White suit comprising low flush WC and vanity unit with inset hand basin, tiled shower cubicle with Triton shower, double glazed roof light, radiator.

## OUTSIDE

ATTACHED GARAGE 17'6" x 15'0"

electrically operated roll over door, Baxi gas fired central heating boiler, power and light, loft over part.

CARPORT 21'6" x 8'5" plus recess

double doors, power and light, stable door to rear.

SUMMER HOUSE 8'8" x 8'8"

power and light, double glazed windows.

Two garden sheds, outside tap.

## GARDENS

The front garden is lawned with shrubs. The good sized south west facing, walled rear garden is lawned with a large flagged patio, specimen trees, flowers and herbaceous borders and enjoys a lovely woodland backdrop.

## SERVICES

All mains services are connected.

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

## VIEWINGS

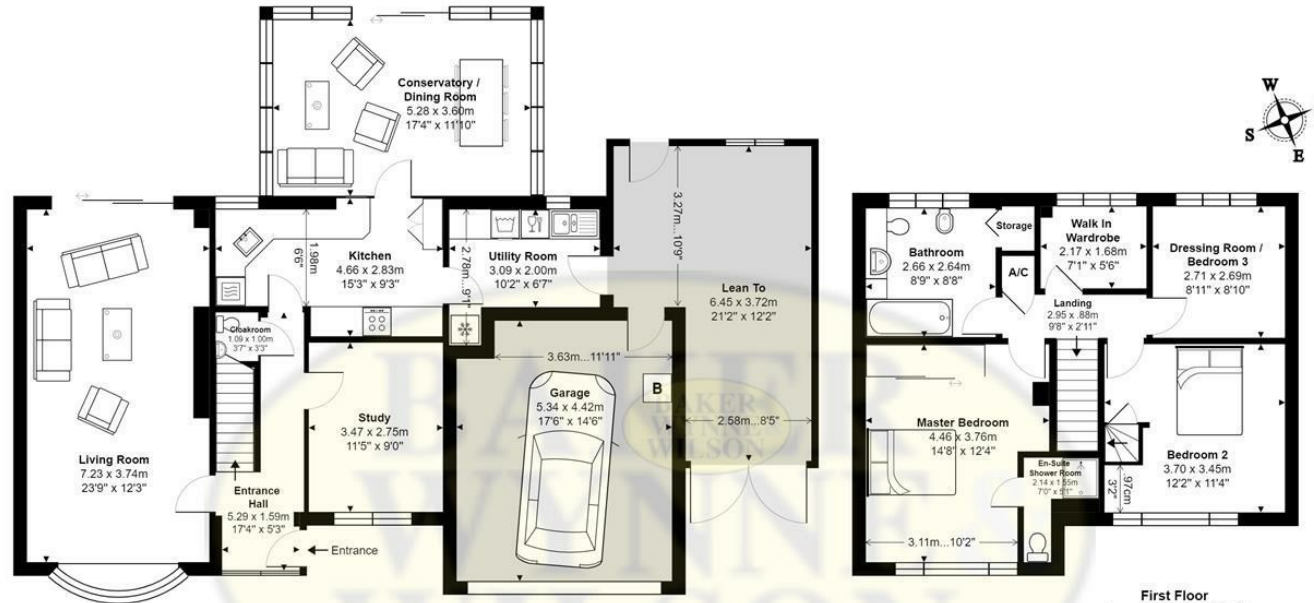
By appointment with Baker Wynne and Wilson  
01270 62514





**BAKER  
WYNNE &  
WILSON**





Approximate Gross Internal Area: 198.3 m<sup>2</sup> ... 2134 ft<sup>2</sup> (excluding lean to)  
 While 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 Green House EPC Ltd 2022. 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>		
(55-68) <b>D</b>	<b>66</b>	<b>76</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 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