



48 Wellington Road, Nantwich, Cheshire, CW5 7DA

Guide Price £1,100,000

**BAKER  
WYNNE &  
WILSON**



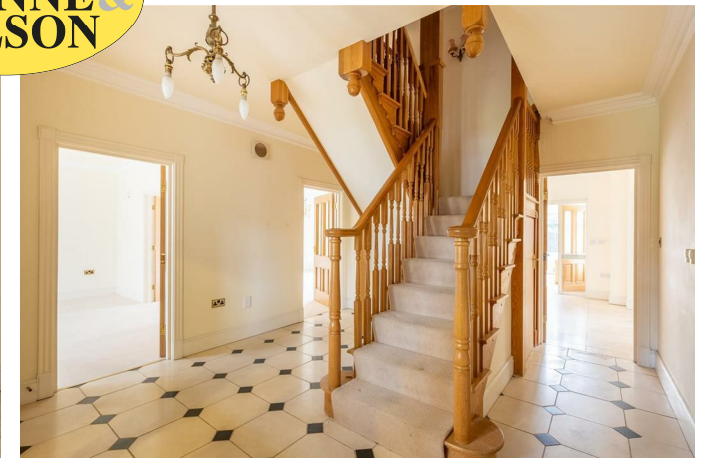
AN IMPOSING EXECUTIVE STYLE  
DETACHED FAMILY HOME BUILT TO  
EXACT SPECIFICATION IN A PRIME  
RESIDENTIAL LOCALITY, WALKING  
DISTANCE TO NANTWICH TOWN  
CENTRE WITH ALL ITS AMENITIES.

**SUMMARY**

Reception Hall, Wet Room and  
Cloakroom, Dining Room, Drawing Room,  
Study, Breakfast Room, Kitchen, Utility  
Room, Garden Room, Under Floor  
Heating First Floor: Master Bedroom with  
Dressing Room and Ensuite Bathroom,  
Two Further Bedrooms, Guest Bedroom  
with Ensuite Shower Room, Family  
Bathroom, Under Floor Heating. Second  
Floor Accommodation: Two further  
bedrooms one of which has an Ensuite.  
Outside detached brick built garage.



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## LOCATION & AMENITIES

Wellington Road has always proven to be a desirable popular living environment with a wide variety of housing designs comprising some of the finest Victorian and Edwardian houses in Nantwich. The property is minutes walk from the historic market town of Nantwich with its excellent range of shopping facilities including supermarkets such as Morrisons, Aldi and M&S Food Store, WHSmith and a number of renowned local retailers. Sainsburys stores is located on Middlewich Road. Primary education is available on Wellington Road and Audlem Road, all being feeders schools to Brine Leas High School/BL6 Sixth Form. The business centre of Crewe is 15 minutes, M6 motorway (junction 16) is 10 minutes, Manchester is 45 minutes drive. Also note that Nantwich train station is literally 2 minutes walking distance giving access to Crewe railway station with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes).



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## DESCRIPTION

The property is constructed of traditional brick under a slate roof, being a highly individual detached family home built in approximately 2005 to an exact specification by the present family. The property has the benefit of enjoying a South Westerly aspect towards the rear. The executive styled accommodation is a conventional design over three floors with four highly individual reception rooms plus a breakfast room open to the kitchen. The master bedroom is located on the first floor with further bedrooms and a guest bedroom with the second floor having two further bedrooms with ensuite facilities. We do encourage any prospective purchaser to make an internal inspection as similar styled properties seldom come ready available to the open market and warrants an immediate inspection.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

14'0" x 12'8"

Ceramic tiled floor, light oak staircase, ceiling cornices, chandelier-style light, understairs storage cupboard, and alarm.

### WET ROOM

Shower, fully tiled walls, tiled floor,

extractor fan and a double-glazed window.

### CLOAKROOM

Low flush WC, sink basin, half-tiled walls, tiled floor, extractor fan and a double-glazed window to the side.

### DINING ROOM

15'4" x 13'1"

A double glazed bay window, ceiling cornices, carpeted floor, two wall lights and a chandelier-style light.

### DRAWING ROOM

18'7" x 15'2"

Marble gas-coal effect fireplace, two wall-mounted lights, chandelier-style light, double-glazed windows and patio doors to the garden.

### STUDY

15'0" x 11'4"

A double glazed bay window, ceiling cornices, carpeted floor and a chandelier-style light.

### BREAKFAST ROOM

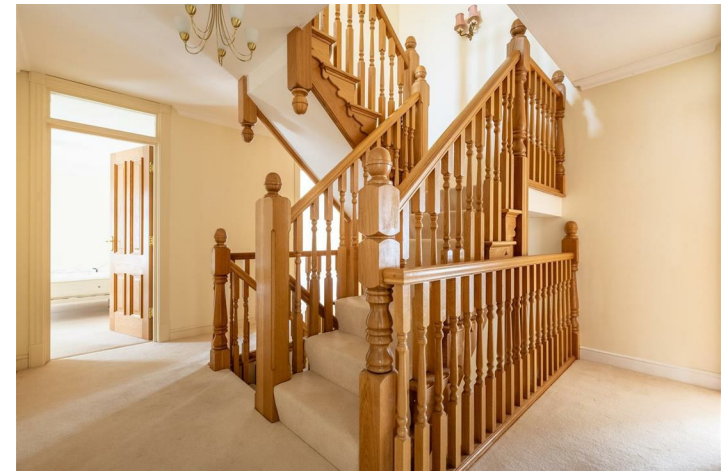
12'6" x 12'0"

Ceramic tiled floor, chandelier-style light, ceiling cornices and doors to the garden.

### KITCHEN

15'3" x 11'9"

Full array of base units with matching above counter cupboards, Granite work surfaces, double-stacked AEG oven, Aga stove, 4-ring gas hob, integrated Smeg dishwasher, built-in fridge, and a large





double glazed window overlooking the garden.

**UTILITY ROOM**

15'2" x 8'2"

The large utility comprises of a stainless steel sink, wooden laminate cupboards above and below counter, plumbing for washing machine and dryer, extractor fan, ceramic floor, back door, double glazed window and a wall mounted gas fired boiler.

**GARDEN ROOM**

13'0" x 11'0"

Ceramic tiled floor, double-glazed windows throughout, French doors opening to the garden and a ceiling fan/light combination.

**OAK STAIRCASE TO FIRST FLOOR LANDING**

**MASTER SUITE**

18'5" x 15'2"

Ceiling cornices, carpet, pendant light, two wall lights, TV point, double-glazed window overlooking the rear garden as well as access to the dressing Room with hanging fittings and Ensuite Bathroom.

**ENSUITE BATHROOM**

12'7" x 7'6"

A four piece suite comprising of a large corner bath, shower cubical, low flush W/C, pedestal sink, light up mirror, extractor fan,

heated towel rail, ceramic tiled floors and walls and two double glazed windows.

**BEDROOM NO. 2**

15'1" x 11'5"

Pendant light, two wall lights, TV point, carpet, ceiling cornices, double-glazed window overlooking the rear garden, wardrobe/storage cupboard and access to the ensuite.

**ENSUITE SHOWER ROOM**

8'4" x 4'1"

Comprising of a shower cubicle, pedestal sink, low flush W/C, heated towel rail, extractor fan, ceramic tiled walls and floor and a double-glazed window.

**BEDROOM NO.3**

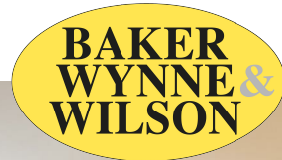
15'3" x 15'1"

Carpeted floor, pendant light, ceiling cornices, double-glazed window to the front, TV point, and wardrobe/storage area with pendant light.

**BEDROOM NO. 4**

15'1" x 9'10"

Carpeted floor, pendant light, ceiling cornices, double-glazed window to the front and a TV point.





#### FAMILY BATHROOM

9'11" x 9'8"

A five piece suite comprising of a large bath, shower cubical, low flush W/C, pedestal sink, bidet, light up mirror, extractor fan, heated towel rail, and a double glazed window overlooking the front of the property

**FURTHER OAK STAIRCASE LEADING TO SECOND FLOOR**

#### BEDROOM NO. 5

19'9" x 18'3"

Wooden double-glazed windows to the front and rear, eaves storage, TV point and two pendant lights.

#### ENSUITE

A three piece suite comprising of a Shower cubicle, pedestal sink, low flush toilet, extractor fan, double-glazed window and a radiator.

#### BEDROOM NO. 6

19'9" x 18'3"

With double-glazed windows to the front and rear, eaves storage, TV point, loft access, two radiators, two pendant lights.

#### OUTSIDE

The home is approached over a sweeping cobble set driveway which leads to a parking area. **BRICK BUILT GARAGE 18'8" x 18'5"** with power and light, automated up and over door.

#### GARDENS

The property features a well-kept lawn

that stretches across the front and extends to the side and back. In the rear garden there are beautiful specimen trees that add character and charm. This garden benefits from a South Westerly aspect which means it receives plenty of sunlight throughout the day. A large Indian stone patio surrounds the property providing a lovely outdoor space for relaxation and gatherings. Additionally the patio connects to a garden room enhancing the overall appeal of the outdoor area.

#### SERVICES

All mains services are connected to the property.

N.B. Tests have not been made of electrical, water 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.

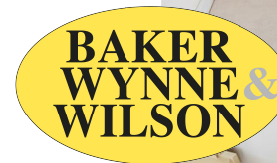
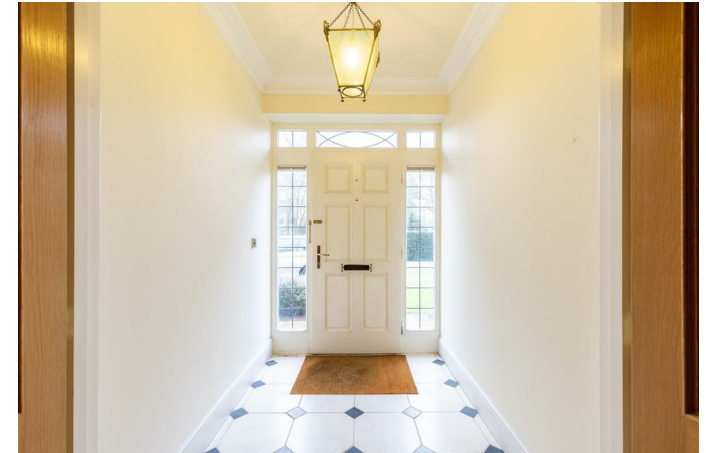
#### COUNCIL TAX

Band G.

#### VIEWINGS

By appointment with Baker Wynne & Wilson

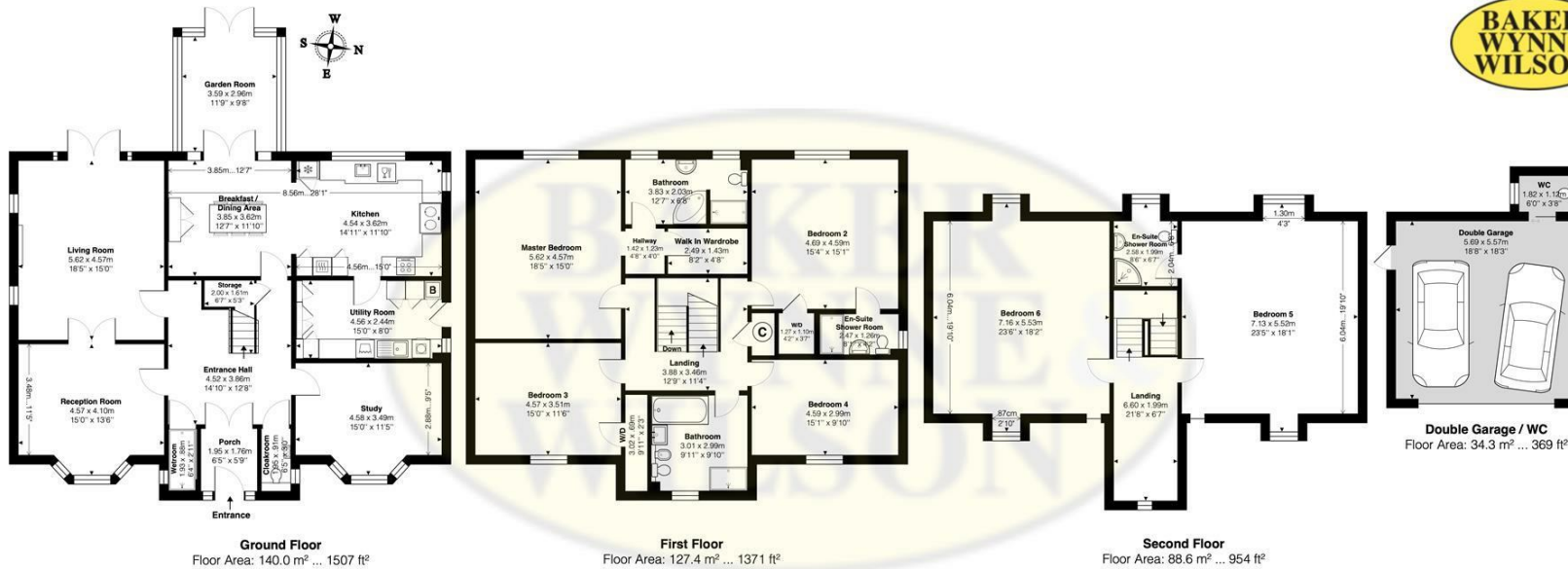
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**48 WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7DA**

Approximate Gross Internal Area: 390.3 m<sup>2</sup> ... 4201 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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



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