



22 Hazel Way, Edleston, Nantwich, Cheshire, CW5 5XG

Guide Price £525,000

**BAKER
WYNNE &
WILSON**

A SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME WITH OPEN-PLAN LIVING A SOUTHWEST-FACING GARDEN AND PARKING FOR THREE CARS.

SUMMARY

HALLWAY, PLAYROOM/OFFICE, CLOAKROOM, LIVING ROOM, KITCHEN/DINING/FAMILY ROOM, TWO DOUBLE BEDROOMS WITH ENSUITES, TWO DOUBLE BEDROOMS, DRESSING ROOM, BATHROOM, GARAGE, SOUTH-WEST FACING GARDEN.

LOCATION AND AMENITIES

The house is just under a mile from Nantwich town centre. The development has the benefit of a playground, basketball court and only a short stroll from the Shropshire union canal and open countryside which provides some lovely walks.

Nantwich is a charming historic market town set beside the River Weaver, rich with history along with buildings of great architectural interest, in particular within Welsh Row. There are a wide range of speciality shops, renowned local retailers and some major multiples. Primary education is available at Mill Fields within 10 minutes walk which is a feeder school to Malbank High School & Sixth Form College.

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

This stylish and well-proportioned five-bedroom family home offers spacious living areas, high-quality finish throughout and a practical layout. The ground floor features Ted Todd oak flooring throughout, a spacious kitchen with integrated appliances, and a bright dining area with patio doors leading to the southwest-facing garden. Upstairs, five well-sized bedrooms include a master suite with fitted wardrobes and a modern en-suite.



ENTRANCE HALL

14'11" x 12'6"

Oak flooring with a built-in floor mat, UPVC door with frosted window, spotlights, radiator, and access to under-stair storage.

OPEN PLAN

KITCHEN/BREAKFAST/DINING/FAMILY ROOM

29'7" x 11'2"

KITCHEN/BREAKFAST AREA

Oak flooring, a range of above and below counter storage cupboards, white quartz worktops, tiled splashback. Integrated appliances include a Neff fridge, Hotpoint oven, Hotpoint five-ring gas hob, extractor fan, integrated under-counter fridge, drinks cupboard, integrated dishwasher, and integrated bin storage. Double Belfast sink. Central island with breakfast bar, quartz worktop, and under-counter cupboards. Spotlights and three pendant lights. One radiator.

DINING/FAMILY AREA

Oak flooring, two radiators, TV point, spotlights, double-glazed patio doors with sidelights leading to the garden and patio

UTILITY ROOM

6'6" x 6'2"

Oak flooring, laundry cupboard with plumbing for one washer/dryer and space for a second washer/dryer, radiator, extractor fan, boiler, access to the cylinder cupboard and a UPVC door with glass panel which leads to the side of the property.

LIVING ROOM

15'0" x 14'5"

Oak flooring, Double-glazed bay window to the front, fitted shutters, two radiators, pendant light, TV point, acoustic wall panelling and a bioethanol fire (not included in sale).

PLAY ROOM/STUDY

9'6" x 7'1"

Oak flooring, double-glazed window to the front of the property, pendant light, radiator.



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CLOAKROOM

6'2" x 3'3"

Oak flooring, low flush WC, pedestal sink, radiator, spotlights, extractor fan

LANDING

11'8" x 9'7"

Carpeted floor, spotlights, radiator, chandler style light and a double-glazed window to the side of the property with fitted shutters. Access to the loft.

MASTER BEDROOM

14'4" x 11'10"

Carpeted floor, double-glazed windows to the rear of the property, fitted mirrored wardrobes, TV point, radiator and thermostat.

ENSUITE SHOWER ROOM

7'2" x 4'11"

A three piece suite comprising of a Low flush WC, wall mounted sink and a glass shower cubicle with fully tiled walls. The room is finished with half-tiled walls throughout the rest of the bathroom, tiled floor, a heated towel rail, a wall-mounted storage cupboard, spotlights, frosted window to the rear.

BEDROOM TWO

12'2" x 10'6"

Carpeted, double-glazed window to the front of the property, TV point, spotlights, radiator.

ENSUITE SHOWER ROOM

6'10" x 5'1"

A three piece suite comprising of a low flush WC, wall mounted sink, glass shower cubicle with fully tiled walls. The room is finished with a heated towel rail, tiled floor, half-tiled walls, extractor fan and spotlights.

BEDROOM THREE

11'10" x 9'7"

Carpeted, double-glazed window to the rear of the property, pendant light, radiator.

DRESSING ROOM/BEDROOM FOUR

8'11" x 8'9"

Carpeted, double-glazed window to the front of the property, spotlights, radiator, built-in wardrobes.

BEDROOM FIVE

9'7" x 7'1"

Carpeted, double-glazed window to the front of the property, spotlights, radiator.

FAMILY BATHROOM

6'10" x 6'4"

A three piece suite comprising of a panelled bath with a glass shower screen, fully tiled shower area and overhead shower, low flush WC and a wall mounted sink. The rest of the room is completed with a tiled floor, half-tiled walls, heated towel rail, double-glazed frosted window to the side and a extractor fan.

GARAGE

18'3" x 9'0"

Up-and-over garage door, internal access door via the garden, lighting, and power.

GARDEN

Southwest-facing garden with lighting, patio area, path leading to rear terrace, sunken trampoline, artificial turf lawn, and freestanding planters.

DRIVEWAY

Off road parking for three cars to the side of the property.

SERVICES

All mains services 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.

COUNCIL TAX

BAND F

TENURE

FREEHOLD

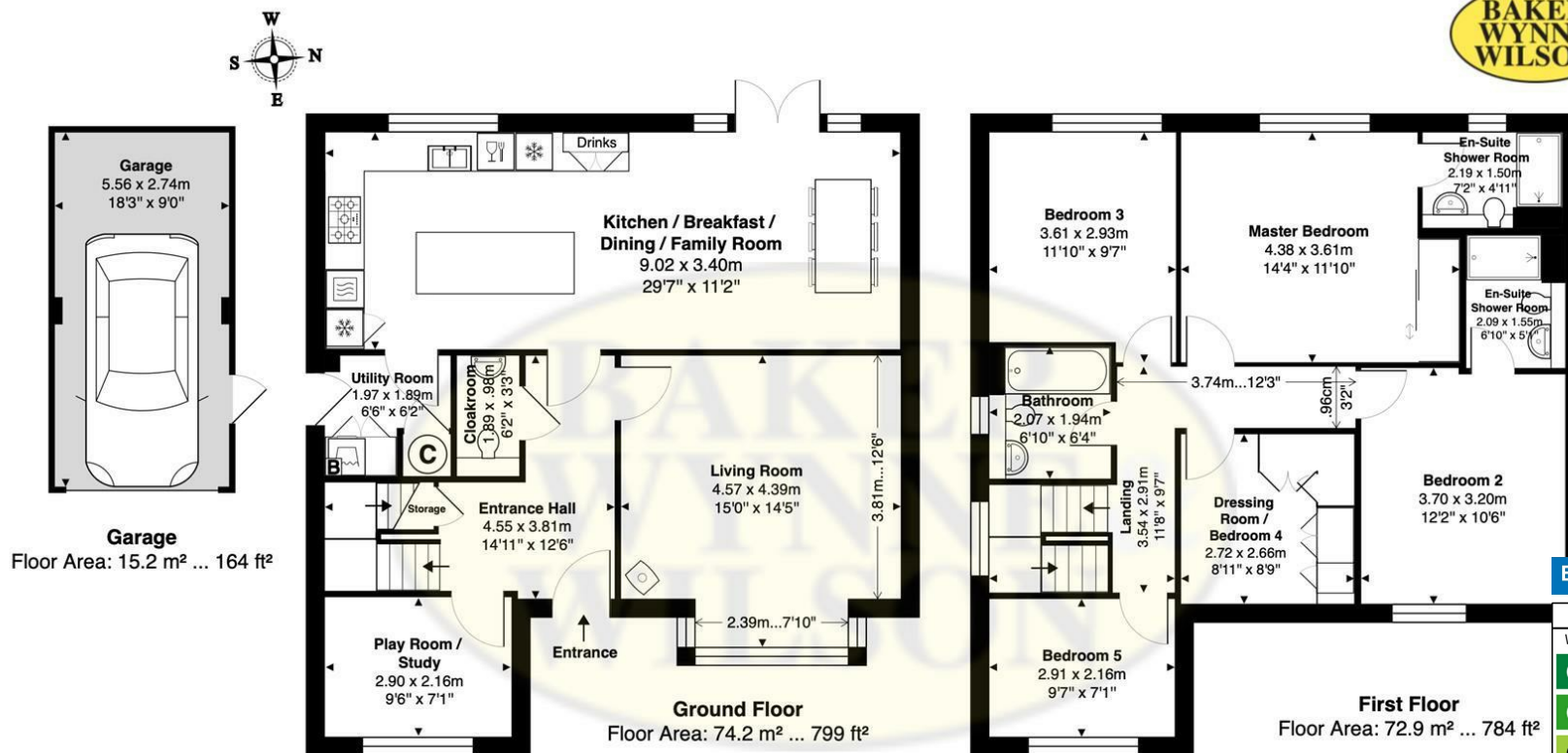
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





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22 HAZEL WAY, EDLESTON, NANTWICH, CHESHIRE, CW5 5XG

Approximate Gross Internal Area: 162.3 m² ... 1747 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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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