



3 Amys Meadow, Willaston, Nantwich, CW5 6LG

Guide Price £280,000

**BAKER
WYNNE &
WILSON**

A SPACIOUS THREE-BEDROOM HOME WITH DOUBLE GARAGE, CONSERVATORY, AND WEST-FACING GARDEN

SUMMARY

Kitchen, Living Room, Conservatory, Three Double Bedrooms One Of Which Has An En-suite, Family Bathroom, Double Garage, Garden, Summer House.

DESCRIPTION

This well-presented three-bedroom home offers a spacious layout across three floors, featuring a modern kitchen, a generous living room with bi-fold doors to the conservatory, and a main bedroom with an en-suite. The property includes a garage, ample storage, and a west-facing garden with a summer house. Conveniently located, it provides a great balance of indoor and outdoor space.

LOCATION AND AMENITIES

The property is located in an established residential area, 200 yards from Willaston village centre. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a church and mini supermarket. Cheerbrook Farm shop is close by and provides a farm shop, café and butchers. The historic market town of Nantwich is a short travelling distance away, approximately two miles and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars but also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. The property is considered ideally placed for the commuter, with a network of excellent road links giving it immediate access to the M6 motorway at junction 16 via the A500 (7 miles), Crewe Station 2.5 miles, offers fast access into London and other major cities.

ACCOMMODATION

Comprises:



ENTRANCE HALL

LVT flooring, radiator, frosted window to the front, UPVC entrance door with frosted glass panel, half-panelled walls, ceiling light.

KITCHEN/BREAKFAST ROOM

11'5" x 11'2"

LVT flooring, half-panelled walls, matching above- and below-counter storage cupboards, granite worktops, tiled splashback. Integrated Bosch dishwasher, slimline wine fridge, integrated fridge, integrated freezer, oven with four-ring gas hob, 1 1/2 bowl sink, extractor fan, Baxi combi boiler. Double-glazed window to the front and spotlights.

HALL

LVT flooring, radiator, ceiling light.

CLOAKROOM

Low-flush WC, sink with storage unit, tiled splashback, plumbing for washer-dryer, frosted window to the side, laminated flooring, pendant light, extractor fan.

LIVING ROOM

15'9" x 11'3"

Carpet, vertical radiator, bi-fold doors to conservatory, gas log burner-style fire and a wooden hearth.

CONSERVATORY

11'2" x 8'10"

Wooden flooring, vertical radiator, double-glazed windows, patio doors to garden, spotlights.

FIRST FLOOR

MASTER BEDROOM

15'9" x 11'3"

Double-glazed window to the rear, carpet, radiator, pendant light.

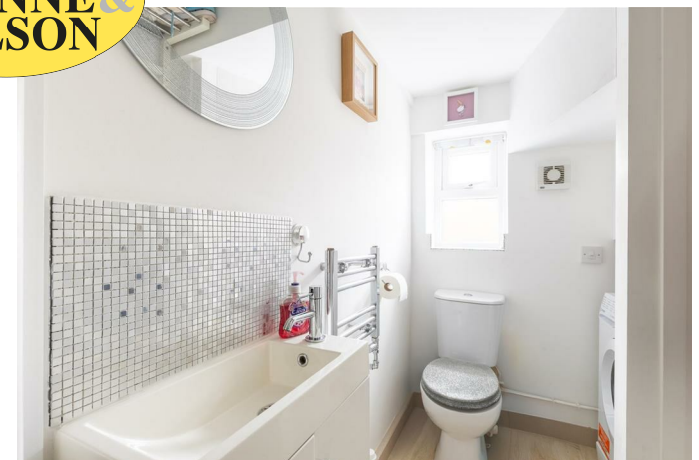
ENSUITE

5'10" x 5'3"

Shower cubicle, pedestal sink, low-flush WC, heated towel rail, extractor fan, part-tiled walls, spotlights, frosted window to the side, laminated flooring.



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BEDROOM TWO

11'7" x 11'3"

Double-glazed window to the front, carpet, radiator, pendant light.

LANDING

Carpet, frosted window to the side, ceiling light, storage cupboards.

SECOND FLOOR

BEDROOM THREE

11'3" x 10'9"

Skylight window, carpet, radiator, pendant light and built-in storage.

FAMILY BATHROOM

14'9" x 8'11"

Panelled bath, vanity sink unit, low-flush WC, heated towel rail, built-in storage cupboards, part-tiled walls, laminated floor, double-glazed window to the front, ceiling light, extractor fan.

LANDING

Carpet, skylight, ceiling light, loft access (not boarded).

DOUBLE GARAGE

Up-and-over garage door, concrete floor, half-boarded loft area, fitted units to the rear with above- and below-counter cupboards, space for fridge or freezer.

GARDEN

West-facing, patio area, lawn, water feature, summer house with electric fire, TV point, carpet and power sockets.

SERVICES

All mains services connected to the property.
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

TAX BAND

Band C

VIEWINGS

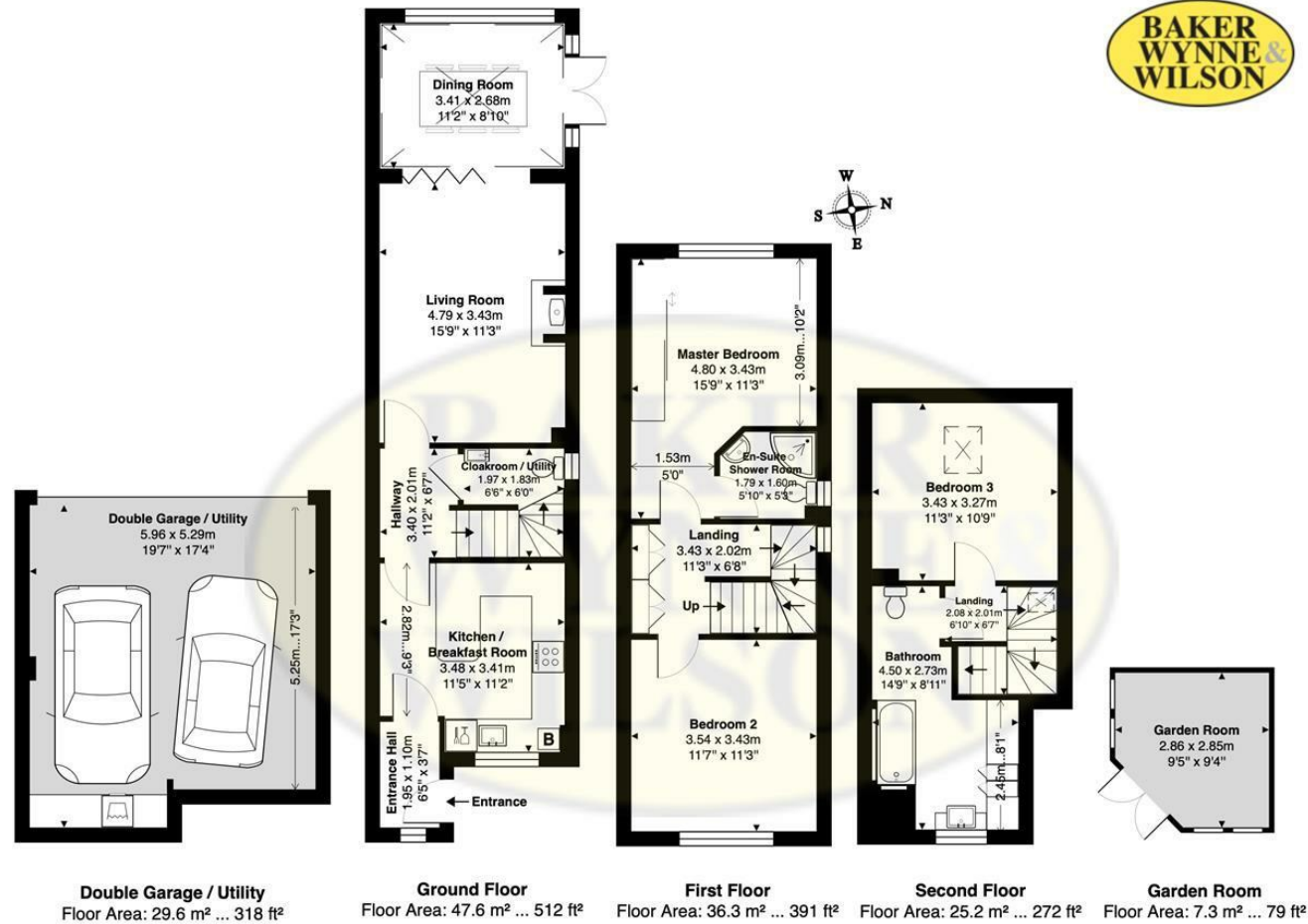
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(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

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