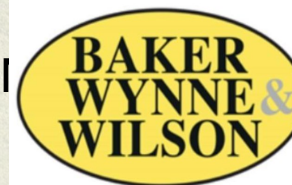




The Paddocks, Colleys Lane, Willaston, Nantwich, Cheshire, CW5 6L

Guide Price £665,000



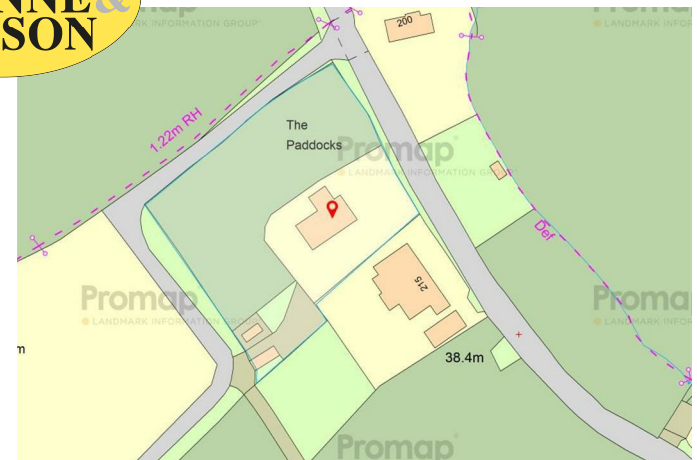
In association with



AN INDIVIDUALLY BUILT
DETACHED HOUSE OF
IMMENSE APPEAL AND
QUALITY SET IN A STUNNING
PLOT OF .872 OF AN ACRE,
IDEALLY LOCATED IN A LOVELY
SEMI RURAL LOCATION 1.5
MILES FROM NANTWICH TOWN
CENTRE.

SUMMARY

Entrance Hall, Cloakroom, Dining
Room/Living Room, Kitchen,
Utility Room, Inner Hallway/Study,
Bathroom, Bedroom with En-Suite
Shower Room, Bedroom, Landing,
Bedroom, Shower Room, Large
Roof Space, Double Glazed
Windows, Gas Central Heating,
Car Parking Space, Gardens,
About .872 of an acre.



**BAKER
WYNNE &
WILSON**

DESCRIPTION

The Paddocks, built in 2000 of brick under a tiled roof is approached over a gravel drive. This individual property offers so much more than you might initially expect. The well appointed and flexible accommodation extends to about 1,750 square feet (gross internal) plus the large roof space. Not only is this a great home now, but it also offers tremendous potential to be enlarged, subject to planning permission. In our opinion because of its location and size of gardens any extension would be well worth while.

LOCATION AND AMENITIES

The property is situated in a semi rural location about 1.5 miles from Nantwich town centre. The larger centre of Crewe (intercity railway network London Euston 90 minutes, Manchester 40 minutes) is 3 miles and the M6 motorway (junction 16) 10 miles.



**BAKER
WYNNE &
WILSON**



DIRECTIONS

From Nantwich proceed along Beam Street at the traffic lights turn left into Barony Road at the next set of traffic lights turn right onto Middlewich Road. Proceed for 0.8 of a mile, turn right into Colleys Lane, proceed for 150 yards and the property is located on the right hand side.

THE ACCOMMODATION COMPRISES
(with approximate measurements)

ENTRANCE HALL

9'9" x 3'9"

Built in cloaks cupboard, tiled floor, double glazed windows, access to loft, central heating radiator.

CLOAKROOM

6'0" x 5'1"

Cream coloured suite comprising low flush WC and pedestal hand basin, light/shaver point, central heating radiator.

DINING ROOM/LIVING ROOM

30'0" x 16'5"

Central brick fireplace and chimney breast with timber mantle and Roma stove style gas fire (not operational), two double glazed windows, French windows, four double wall lights, ceiling cornices, three central heating radiators.

KITCHEN

13'2" x 9'8"

Stainless steel 1½ bowl single drainer sink unit with cupboard under, range of oak fronted units comprising floor standing cupboard and drawers with worktops, integrated dishwasher, integrated fridge, Beko gas cooker with an extractor fan above, inset ceiling lighting, two double glazed windows, central heating radiator.



UTILITY ROOM

9'8" x 6'8"

Stainless steel single drainer sink unit with cupboard under, floor standing cupboard and drawer unit with worktop, tall floor standing cupboard, door to rear, Potterton gas fired central heating boiler (April 2022), tiled floor, central heating radiator.

INNER HALLWAY/STUDY

18'0" x 11'5"

Understairs store, central heating radiator.

BATHROOM

9'8" x 7'10"

White suite comprising panelled bath, pedestal hand basin and low flush WC, light/shaver point, airing cupboard with central heating radiator, mirror fitting, central heating radiator.

BEDROOM

15'2" x 14'8"

Ceiling cornices, central heating radiator.

EN-SUITE SHOWER ROOM

7'3" x 5'5"

White suite comprising low flush WC and vanity unit with inset hand basin, tiled shower cubicle with Mira shower, tiled floor, light/shaver point, mirror fitting, central heating radiator.

BEDROOM

14'8" x 10'0"

Central heating radiator.

STAIRS FROM INNER HALLWAY/STUDY TO FIRST FLOOR

LANDING

Central heating radiator.



BEDROOM

12'10" x 12'4"

Central heating radiator.

SHOWER ROOM

7'0" x 5'0"

Coloured suite comprising low flush WC and handbasin, tiled shower cubicle with Mira shower.

OUTSIDE

Gravel car parking and turning area.

Timber constructed Shed.

Exterior lighting.

NB. The Paddocks enjoys a vehicular right of way over the drive to the North that provides additional access to the rear of the property. (See enclosed plan edged brown).

GARDENS

The gardens extend to the front side and rear of the property. They are extensively lawned with specimen trees and a paved patio.

SERVICES

Mains water, electricity and gas are connected to the property. Graf one2clean waste water treatment plant (March 2025) 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 - With vacant possession upon completion.

COUNCIL TAX

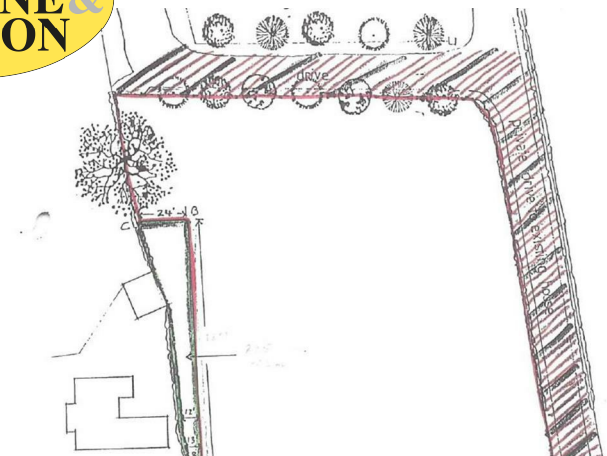
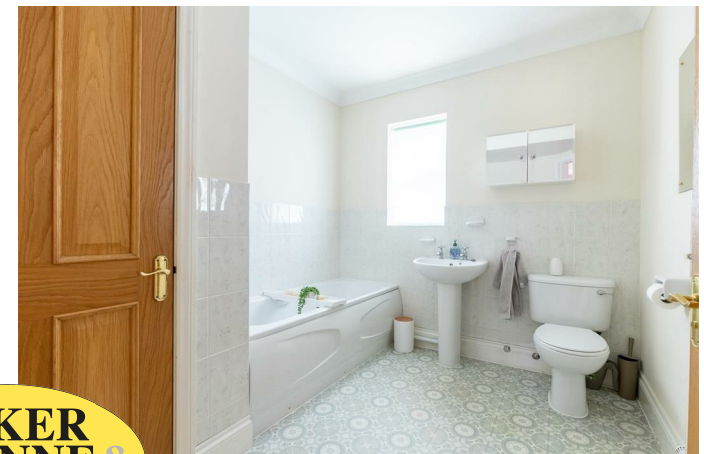
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VIEWING

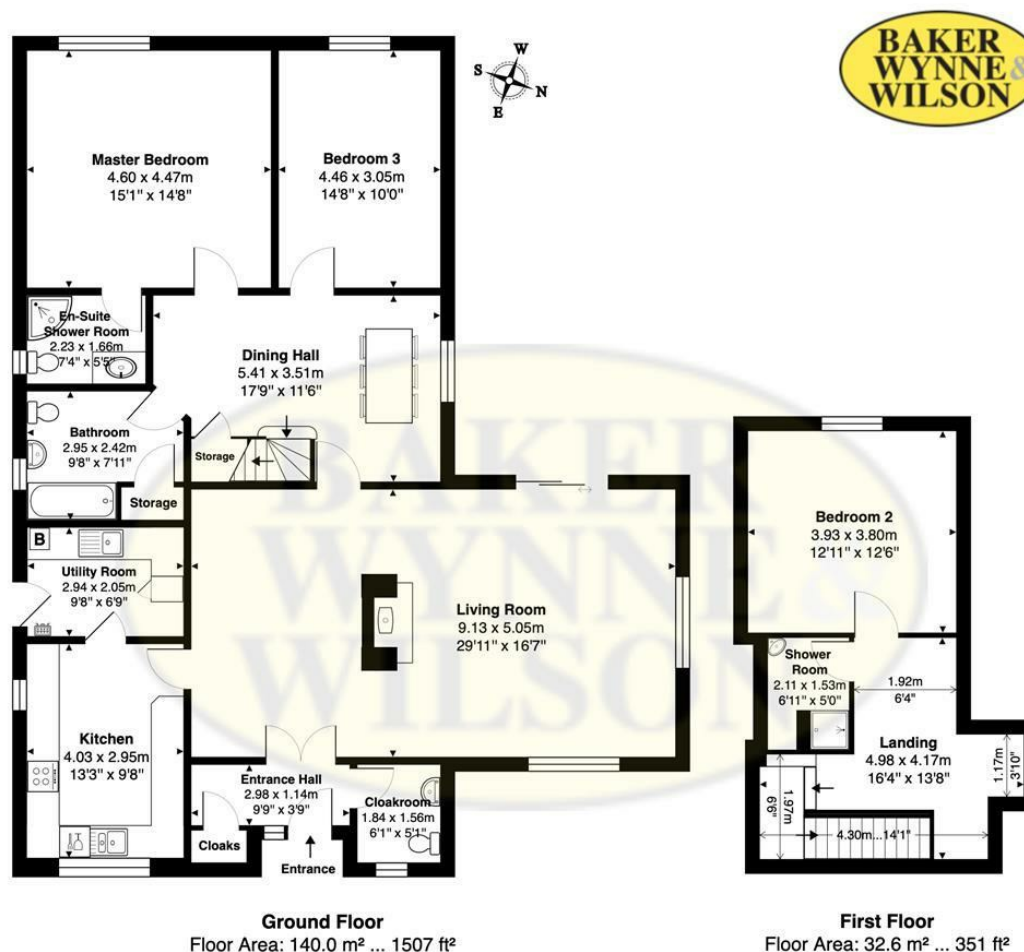
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).

C864







THE PADDOCKS, COLLEYS LANE, WILLASTON, NANTWICH, CHESHIRE, CW5 6NU

Approximate Gross Internal Area: 172.6 m² ... 1858 ft²

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		
(81-91) B		
(69-80) C	70	78
(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