



16 Moorlands Drive, Wybunbury, Nantwich, CW5 7PA

Guide Price £305,000



In association with



A particularly desirable three-bedroom, two-bathroom modern detached dormer bungalow, occupying a choice garden plot at the head of the cul-de-sac with generous off-road parking and an attached single garage. Situated in a delightful family friendly rural village with countryside surrounding including close by Wybunbury Moss, a Natural England nature reserve, with lots of wildlife interest. The accommodation is both well maintained and versatile with a bathroom on each floor together with a ground floor bedroom or reception room. Offered for sale with no chain and a Gross Internal Area including Garage of approx.1155 ft2. (107.3 m2).

DIRECTIONS TO CW5 7PA

what3words /// overheat.mountains.bronzes

From Nantwich proceed along the A51 London Road, over the level crossings, at the traffic lights turn right, at the next set of traffic lights turn left, continue along here and take a left into Wybunbury Lane, proceed to the T junction and turn right into Main Road, take the first turning on the left into Moorlands Drive and the property is situated at the head of the Cul de sac.



OUT AND ABOUT

Wybunbury is a thriving village community and boasts day to day facilities including a post office/general store, two public houses, a church with the 'leaning tower of Wybunbury' and Wybunbury Delves C Of E Aided Primary School..

The popular historic market town of Nantwich is 3.3 miles away and rich with history providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival. The attractive Roman city of Chester is approximately 26.5 miles away.

(All travel times and distances are approximate.)

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Step Into Your Forever Home – This immaculately presented three-bedroom detached two storey dorma bungalow is tailor-made for downsizers seeking comfort, convenience, and a lock-up and-leave lifestyle. Ideal for retirees, empty nesters, or anyone craving a manageable, modern home in a sought-after cul de sac location. Ready for a swift, stress-free move - Start your next chapter here - No Chain !

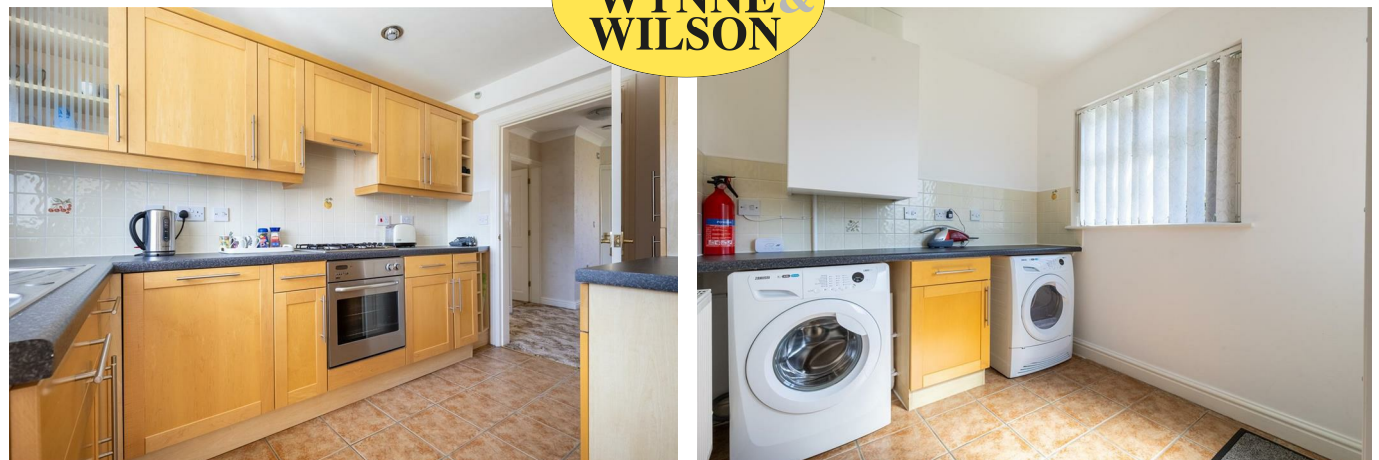
THE TOUR

ACCOMMODATION WITH APPROX DIMENSIONS

ENTRANCE HALL

14'0" x 7'8"

Rocdoor composite entrance door, radiator, understairs storage with Sharps fitted doors.



DOWNSTAIRS SHOWER ROOM

7'0" x 4'8"

Pedestal wash hand basin, close coupled W/C, screen door enclosed cubicle with thermostatic shower, shower, radiator, tiled walls.

BEDROOM NO 3/DINING ROOM

12'2" x 11'3" (excluding the bay window)

uPVC double glazed box bay window, radiator, two wall lights points, ceiling coving, sunken spot light.

LIVING ROOM

14'8" x 11'3"

Composite Adam style fireplace and hearth, living flame 9kw fitted gas fire, ceiling coving, radiator, two wall light points, twin double glazed extended doors with internal security grills.

KITCHEN

11'1" x 7'5"

Modern fitted units to three elevations, extensive worktop surfaces with cupboards, shelves and drawers beneath, wall mounted cupboards, display cabinets with wine rack, fitted appliances, Electrolux built in refrigerator and freezer, Zanussi built in stainless steel gas hob, Zanussi built in electric oven, Electrolux built in dishwasher, radiator, ceramic tile floor, uPVC double glazed windows.

UTILITY ROOM

7'9" x 7'4"

uPVC double glazed door and internal security grill, fitted units and undercounter spaces, plumbing for washer, radiator, Worcester gas fired central heating boiler (2014) ceramic tile floor.

NOTE: Zanussi washing machine and heat pump dryer included in the sale, if required.

FIRST FLOOR

Landing

BATHROOM

Panel bath with tiled surround, shower screen with Mira sport electric shower, pedestal wash hand basin, close coupled W/C, radiator/towel rail, uPVC double glazed dormer window, access point to under eaves area, built in airing cupboard, mirror with light over.

BEDROOM NO. 2 (Rear)

12'4" x 11'2"

Built in 'sharps' wardrobe, access to loft, radiator, internal security grill.

MASTER BEDROOM NO. 1 (Front)

14'1" x 12'4"

Vaulted ceiling, access to under eaves area, "Sharps" fitted furniture - drawers and wardrobe units, bedside drawers, radiator, two wall light points.

EXTERIOR

Extensive brick paving double driveway and pathways, front lawn, attached single GARAGE 17'0" x 8'1" , power and light, cold water tap, Gliderol roller electric door, electricity consumer unit, uPVC side door, painted floor, side pedestrian access to security lights, paved pathway, lawned section, timber garden shed.

SERVICES

Mains water gas electricity and drainage.

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.

TENURE

Freehold.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214

COUNCIL TAX

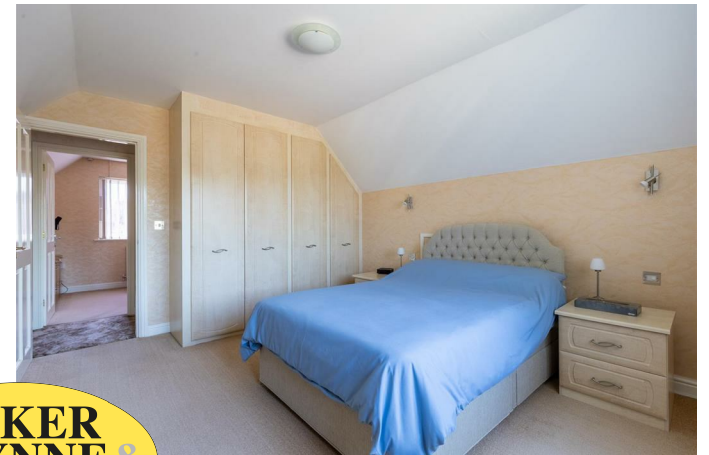
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CONSTRUCTION

Facing cavity brickwork beneath a main pitched tile roof.

Note: ABS master euro cylinder locks to external doors, plus security grills for enhanced security.

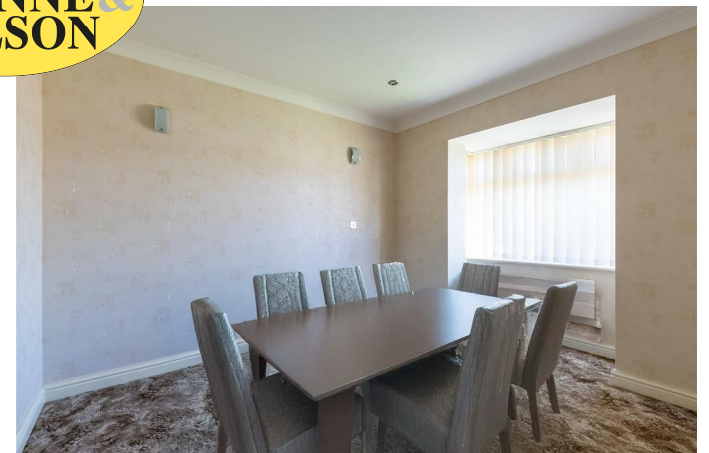




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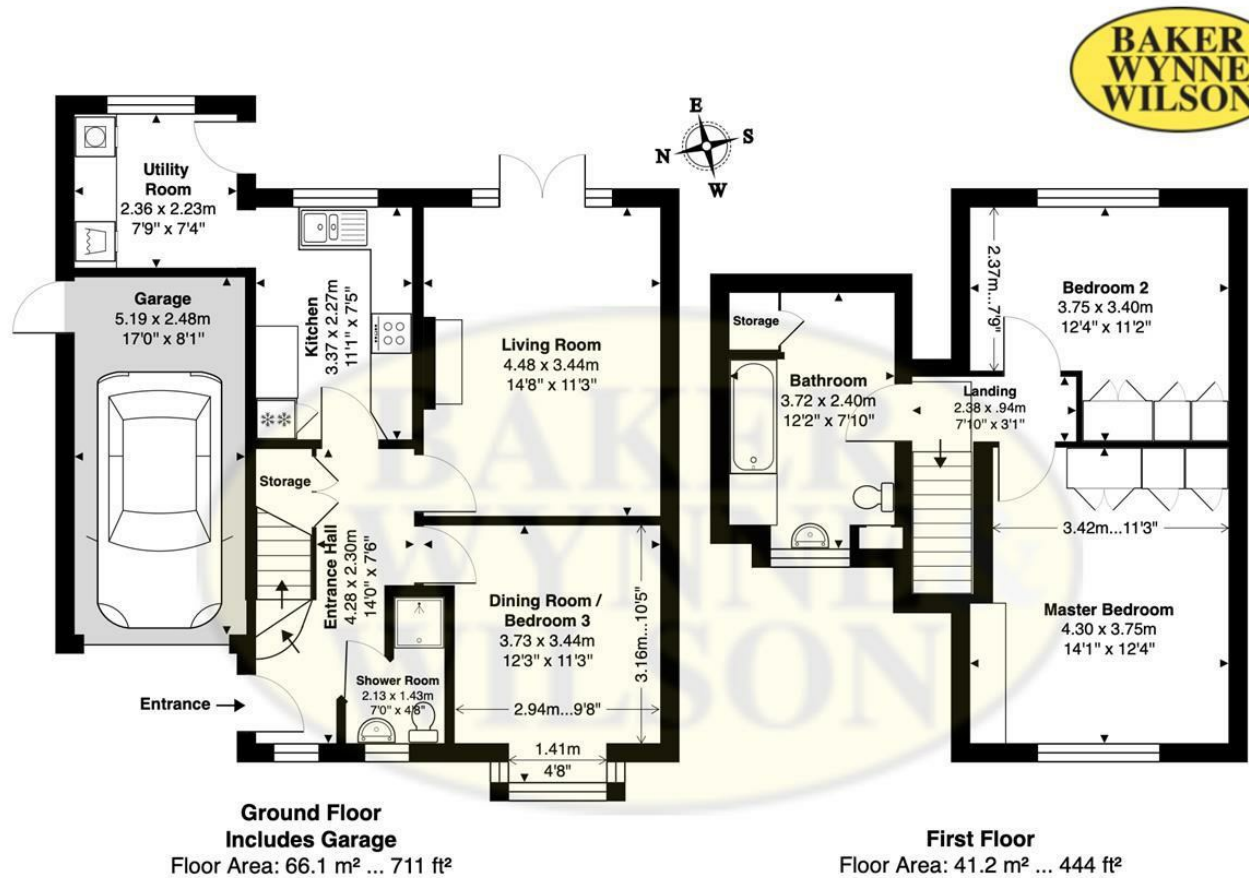


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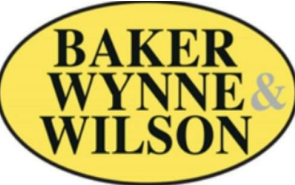
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Approximate Gross Internal Area: 107.3 m² ... 1155 ft² Includes Garage

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		
(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	

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Baker Wynne & Wilson
38 Pepper Street, Nantwich, Cheshire, CW5 5AB

