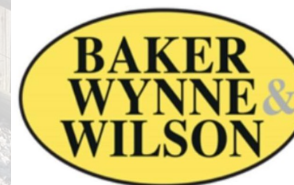




Westwinds, Sound Lane, Ravensmoor, Nantwich, CW5 8PS
Guide Price £575,000



In association with



AN INDIVIDUAL DETACHED BUNGALOW IN IMPECCABLE CONDITION WITH A SUPERB FOUR CAR GARAGE/WORKSHOP AND LARGE EASILY MANAGEABLE GARDENS IN A LOVELY VILLAGE SETTING, TWO MILES WEST OF NANTWICH.

SUMMARY

Entrance Porch, Reception Hall, Inner Hallway, Cloakroom, Living Room, Kitchen/Dining Room, Utility Room, Rear Porch, Two Double Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Large Car Parking and Turning Area, Huge Garage/Workshop with 12 foot ceiling height, Store (former Single Garage), Gardens, About .33 of an acre.



DESCRIPTION

Westwinds, built in 1964 of brick under a tiled roof, stands well back from the road, approached over a gravel drive leading to double gates and a large car parking and turning area. The present owners have refurbished and radically transformed the bungalow over the last 12 months so as to create an on point home with contemporary living concepts all of which is finished to an excellent standard. The well lit accommodation is tastefully decorated throughout. With large gardens the bungalow offers scope for enlargement, indeed, planning permission was granted for an extension (now lapsed).

Externally, your attention is particularly drawn to the 536 square feet four car garage/workshop that could be utilised to suit individual requirements, subject to planning permission. The bungalow is set in a generous size plot of about .33 of an acre. The gardens have been designed for ease of maintenance and feature lawns, raised borders, rhododendrons, fruit trees, blocked paved and gravel areas.



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LOCATION & AMENITIES

Westwinds occupies an accessible position to the West of Nantwich which has a choice of shopping facilities, social amenities and schools as well as sporting facilities. It lies a convenient stroll from Farmers Arms Public House/Restaurant.

APPROXIMATE DISTANCES

Nantwich 2 miles.

Crewe (Intercity Rail Network London Euston 90 minutes and Manchester 40 minutes) 7 miles

M6 Motorway (Junction 16) 10 miles.

The Potteries 15 miles.

Chester 25 miles

Manchester 40 miles

Liverpool 40 miles.

DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for two miles, turn left by the Farmers Arms into Sound Lane, continue for 100 yards and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Tiled floor.

RECEPTION HALL

9'10" x 5'5"

Composite entrance door, inset matwell, cushion vinyl flooring, panelled walls to dado, wall light, ceiling cornices, cast iron period style radiator.

INNER HALLWAY

13'0" x 9'1"

Built in linen cupboard, deep built in cupboard with power and light, two further built in cupboards, cushion vinyl flooring, panelled walls, cast iron period radiator.

CLOAKROOM

White suite comprising low flush W/C and pedestal hand basin.

LIVING ROOM

15'3" x 11'8"

Open fireplace with slate hearth and Dunsley wood burning stove, two double glazed windows with shutters, ceiling cornices, cast iron period style radiator open to kitchen/dining room.

KITCHEN/DINING ROOM

13'7" x 9'5"

A superb range of furniture comprising one and half bowl single drainer sink unit with hot tap and



cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, bench seating for four with storage under, Neff integrated oven and microwave, Zanussi four burner induction hob unit with extractor hood above, inset ceiling lighting, ceiling cornices, cushion vinyl flooring, two double glazed windows with shutters, plinth heater.

UTILITY ROOM

9'3" x 8'4"

The units continue into the utility room comprising ceramic single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops and wall cupboards, integrated washing machine, integrated fridge freezer, composite door to rear porch, cushion vinyl flooring, access via foldaway ladder to insulated loft, built in recycling bins, radiator/towel rail.

REAR PORCH

Inset matwell, boot area, Grant oil fired boiler (2020).

BEDROOM NO. 1

13'3" x 10'5"

Two fitted double wardrobes and single wardrobe, part

panelled wall, double glazed window with shutters, cast iron period style radiator.

BEDROOM NO. 2

10'6" x 9'7"

Part panelled wall, double glazed window with shutters, cast iron period style radiator.

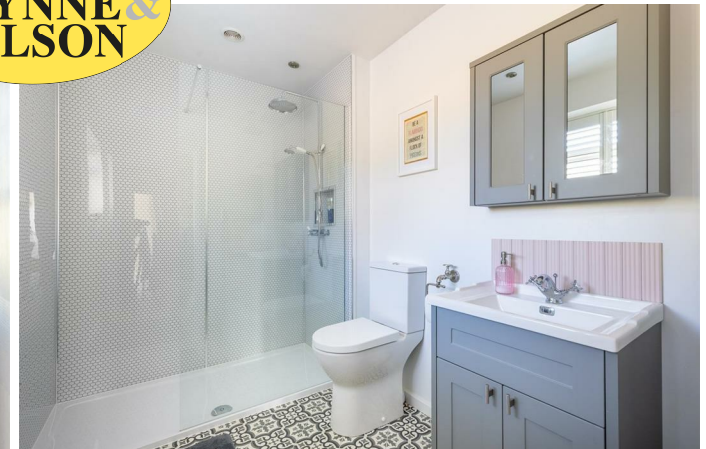
SHOWER ROOM

9'1" x 6'1"

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with rain head shower, hand held shower and inset shelf, cushion vinyl flooring, chrome radiator/towel rail.

OUTSIDE

Exterior lighting, outside tap, oil tank. Large gravel car parking and turning area. Brick and block tiled roof detached four car GARAGE/WORKSHOP 30'0" x 17'8" . 12 foot ceiling height, power, light and water, hand basin, folding doors to front and doors to rear, fitted cupboards, three double glazed windows. Precast constructed STORE (former single garage), attached lean to Wood Store. Garden Shed. Greenhouse (2024).



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GARDENS

The gardens are lawned with raised borders, conifers, rhododendrons, specimen trees, fruit trees, large gravel and block paved areas.

SERVICES

Mains water, 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.

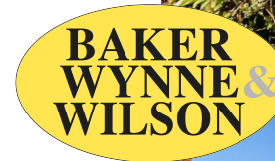
COUNCIL TAX

Band D.

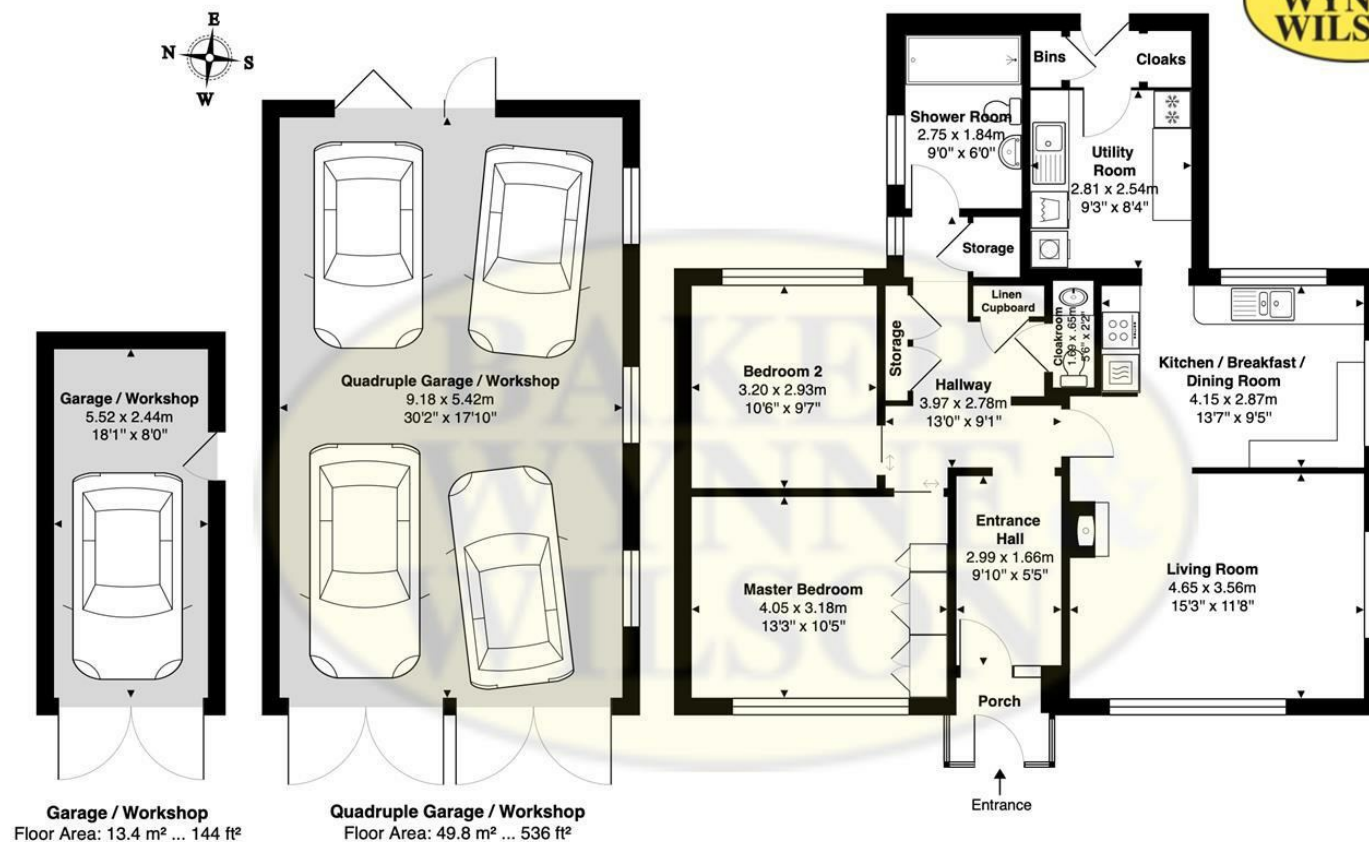
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

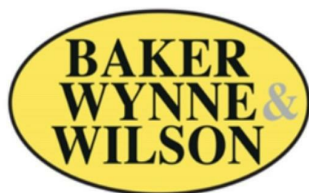






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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