



35 Shrewbridge Road, Nantwich, CW5 5TG

Guide Price £425,000



In association with



A newly renovated and extended 1940's traditional three bed semi-detached town house well set back off the road standing slightly elevated on an exceptional garden plot. Perfectly placed within equal proximity to the immediate town centre, Shrewbridge lake and the open countryside beyond. A family home sensitively and stylishly renovated whilst retaining its original features that now presents as a series of seamlessly connected living spaces that flow into one another to provide long lines of sight towards the vast expanse of lawned rear garden. The original footprint has been further exploited to maximum effect with a contemporary rear Kitchen extension and a glass wall in the form of bi-fold doors. The property spans two characterful storeys extending to over 1474 sqft.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

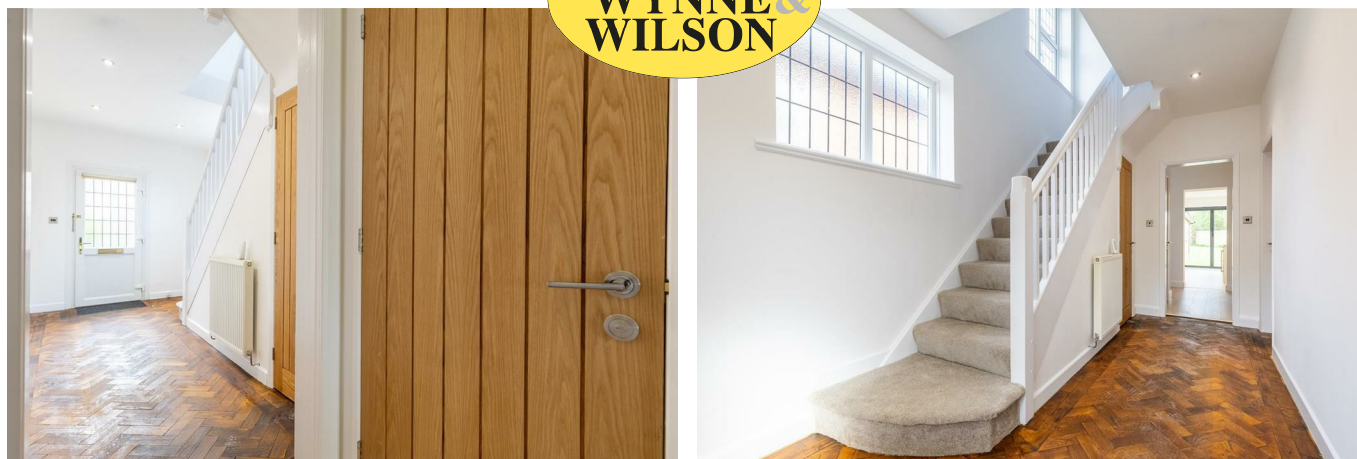
Are you looking for a substantially improved, extended and character-filled property in a historic market town? Look no further than this 1940 semi-detached home with intuitive contemporary interventions blended throughout its characterful heritage..

This immaculately reconsidered house has been the subject of a recent comprehensive scheme of modernisation and immediately upon entering the front to rear view of the principal living space, redefines the concept of the family traditional home into a contemporary modern lifestyle. Light floods through the sliding bi- fold doors, which in turn opens up a view of the lawned rear garden beyond, making it feel integral to the main Kitchen and the adjoining versatile living spaces. The inspiring rear extension has created an expansive flowing interior layout, which serves as the centre piece for the family, where work can coexist with cooking, entertaining and quiet relaxation.

Redesigned to work in harmony within this exemplary and sensitive modern renovation the gardens form an integral part of the overall experience of the house ensuring outside spaces are enjoyed as much as the luxurious interior.

For buyers prioritizing location this opportunity is a compelling choice, in a prime position that offers a unique blend of supreme convenience, style, and community with historic architecture, shops , bars, restaurants, and interesting street scenes all close by.

Destined to attract professionals, downsizers, families, and investors due to prime location and lifestyle appeal – living close to workplaces, reducing travel time and costs, we can confidently recommend an early viewing as to fully appreciate this rare opportunity with its distinctive 'wow factor'



DIRECTIONS TO CW5 5TG

what3words ref /// marble.resettle.glorified

OUT AND ABOUT

Why Nantwich?

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Historic Heartbeat

- Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy.
- Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

Thriving Lifestyle

- Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce.
- Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.
- Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.

Festivals & Community Spirit

- Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually.
- Year-Round Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

APPROXIMATE DISTANCES

Connectivity & Convenience

Effortless Commuting: Just 5 miles from Crewe Station (20-minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

THE TOUR

ACCOMMODATION with approximate measurements comprises:



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ENTRANCE HALL

15'7" x 7'6"

Original woodblock floor, side windows, radiator, uPVC double glazed front entrance door, ceiling spot lights, understairs cupboard. New Worcester gas fired combination central heating boiler.

DOWNSTAIRS W/C

Vanity unit with cupboard beneath, low level W/C, window.

UTILITY/LANDING AREA

Oak laminate floor.

BREAKFAST/LIFESTYLE KITCHEN

17'3" x 13'5"

Modern fitted units comprising various cupboards and drawers beneath, wall mounted cupboards, Quartz worktop surface with white glazed twin bowl sink unit with mixer tap, built in fridge freezer, built in dishwasher, Bosch electric oven and grill, space for breakfast table, island breakfast bar, ceramic hob with extractor (vented), fitted wine cooler, cupboards and drawers, five section bi fold door overlooking patio and rear garden, Quartz top, ceiling spot lights, position for wall mounted TV, open arch to:

LOUNGE/DINING ROOM

25'7" x 12'4"

uPVC bay windows, ceiling spot lights, two radiators, position for wall mounted TV.

FIRST FLOOR

Landing, access to loft, ceiling light points.

FAMILY BATHROOM

8'2" x 8'0"

'P' shaped shower bath with fixed screen overhead drench and hose shower and unit, vanity wash hand basin, low level W/C, oak laminate floor, part tiled walls, uPVC double glazed door, extractor fan, chrome heated towel radiator, ceiling spot lights.

BEDROOM NO. 1 (FRONT)

12'5" x 11'11"

uPVC double glazed window, radiator.

BEDROOM NO. 2 (REAR)

11'10" x 11'10"

uPVC double glazed window, radiator, wall mounted TV point

BEDROOM NO. 3

7'6" x 7'5"

uPVC double glazed window, radiator.

EXTERIOR

The new lifestyle kitchen/dining living areas are arranged in an open plan layout producing a naturally sociable flow and dispersing an excellent quality of natural light through the full width bi-folding doors bringing good solar gain.

The doors open directly onto the rear patio, which makes for a wonderful place for coffees, long alfresco summer lunches, and evening sundowners, being an integral part of the overall experience - the perfect space rest, sit and mull after a long hard day ensuring the exterior can be enjoyed as much as the luxurious interior.

Front tarmacadam golden gravel driveway. Sleeper retaining border with mature shrubs. Double hardwood gates to concrete side driveway. Attached single garage/workshop/store (18'3" x 9'11") (9'10" x 4'1"), inspection pit, side door, new up and over door. Paved patio. Extensive rear lawned garden, well fenced and tremendous scope for additional landscaping.

SERVICES

Mains water gas electricity and drainage.

New gas fired central heating system.

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.

COUNCIL TAX

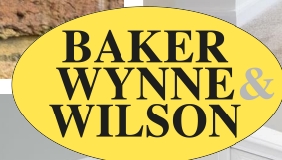
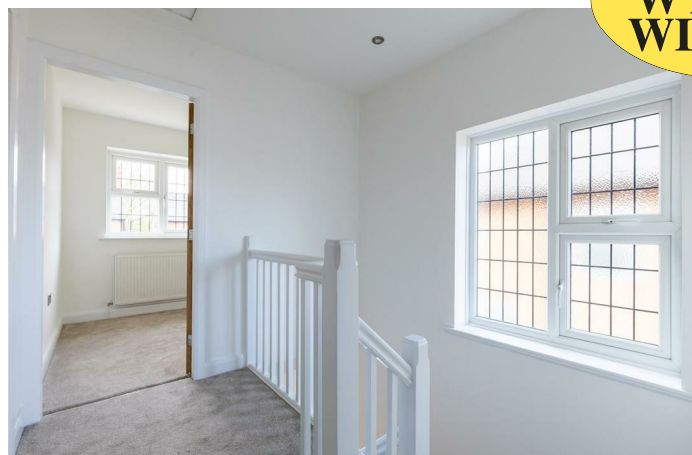
Band C.

VIEWINGS

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

NOTE: This property has been expansively renovated with too many details to describe - Fuller details on request or a personal meeting with the developer can be arranged to discuss further.



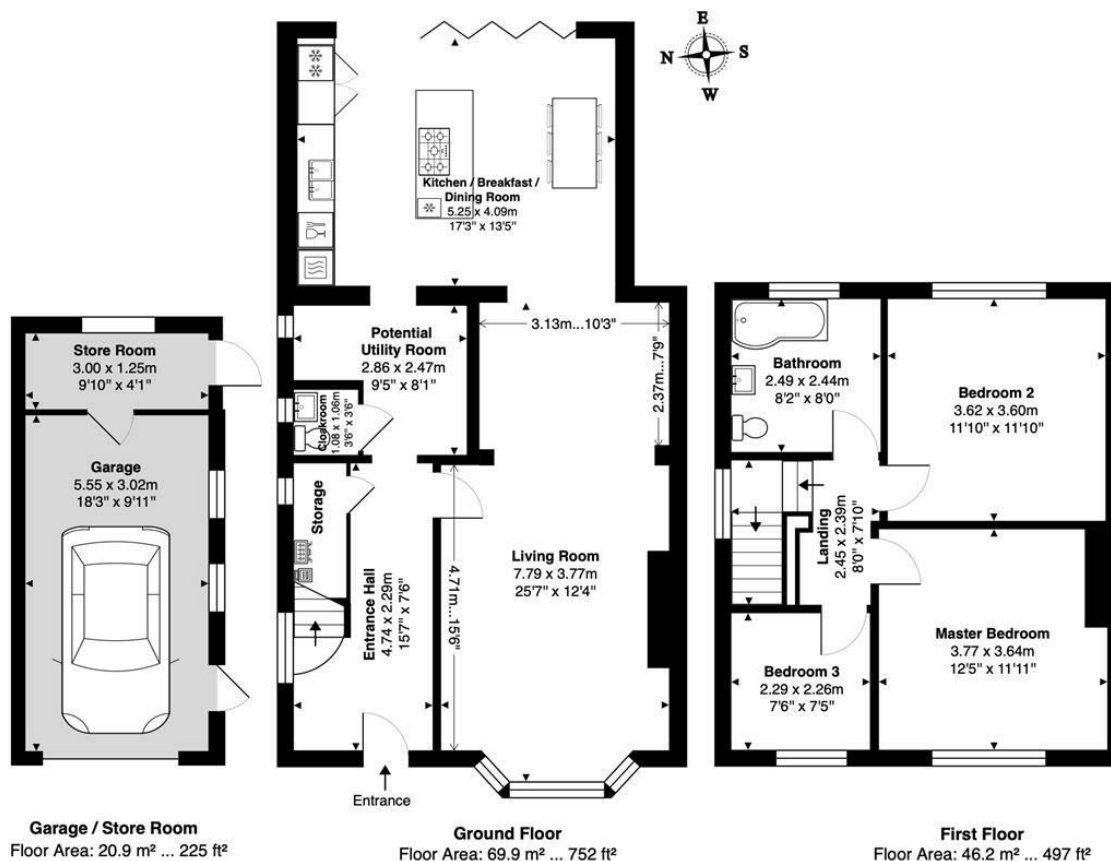




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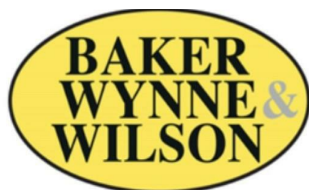
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Approximate Gross Internal Area: 137.0 m² ... 1474 ft² Includes Garage/ Store Room

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.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.

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	

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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