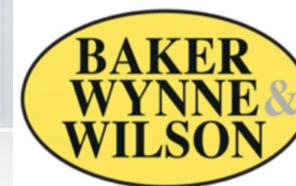


14 Bebbington Way, Willaston, Nantwich, CW5 7TH
Guide Price £405,000



In association with



SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Kitchen/Dining/Family Room, Landing, Principle Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Integral Garage, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Good Sized Gardens.

DESCRIPTION

This attractive detached house was built by Wain Homes to the Sandown design in 2021 of brick under a tiled roof. The house itself is a well balanced home that is not directly overlooked at the front. Whether a growing family, professional couple or those seeking to downsize into a village location this superb home has something really positive to offer.





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LOCATION & AMENITIES

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, public houses, village hall with an active social calendar and community groups plus the church and mini supermarket. Cheerbrook farm shop is close by and provides a farm shop, cafe, and butchers.

The historic market centre 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 and 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 immediate access to the M6 motorway at junction 16 via the A500 (7 miles), Crewe station (2.5 miles) offering fast access into London Euston (90 minutes) and other major cities.

DIRECTIONS

CW5 7TH what3words
appointed.glad.tracks

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

17'3" x 6'9"

Composite entrance door, understairs store, laminate flooring, radiator.

CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset



hand basin and half tiled walls, radiator.

LIVING ROOM

14'3" x 12'1"

Wood laminate floor, double glazed French windows to deck, radiator.

KITCHEN/DINING/FAMILY ROOM

26'6" x 10'6"

Stainless steel one and half bowl single drainer sink unit, cupboards under, excellent range of floor standing cupboard and drawer units with worktops, wall cupboards, AEG integrated oven and grill, five burner gas hob unit with extractor hood above, integrated dishwasher and refrigerator/freezer, Ideal gas fired central heating boiler, wood laminate floor, inset ceiling lighting, two double glazed windows and door to side, plumbing for washing machine, two radiators.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING
Access to loft, deep cylinder and airing cupboard.

PRINCIPLE BEDROOM

14'0" x 12'6"

Two fitted double wardrobes (one mirrored) and shelf unit, radiator.

ENSUITE SHOWER ROOM

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, part tiled walls, chrome radiator/towel rail.

BEDROOM NO. 2

14'1" x 8'10"

Radiator.

BEDROOM NO. 3

12'4" x 9'2"

Radiator.



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BEDROOM NO. 4

9'6" x 9'1"

Radiator.

BATHROOM

8'2" x 6'4"

White suite comprising panel bath, pedestal hand basin, low flush W/C, tiled shower cubicle with shower, laminate floor, chrome radiator/towel rail.

OUTSIDE

Integral GARAGE 17'0" x 8'6" EV charging point, power and light, up and over door. Car parking space. Security lighting. Exterior lighting. Outside power point. Timber constructed garden shed.

GARDENS

The side and rear gardens enjoy a South Easterly aspect. They are lawned with herbaceous borders, specimen trees, raised border, large deck and a flagged hard standing/seating area.

TENURE

Freehold.

SERVICES

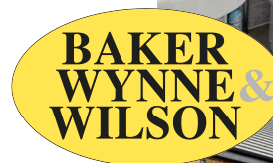
All mains services are connected to the property.
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

Band D.

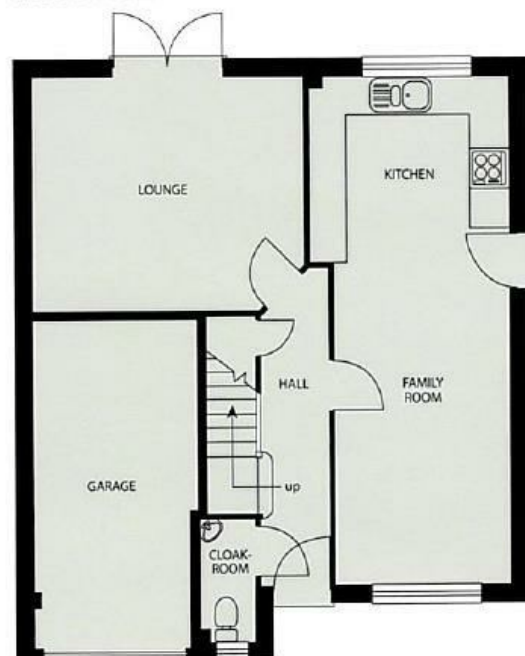
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214





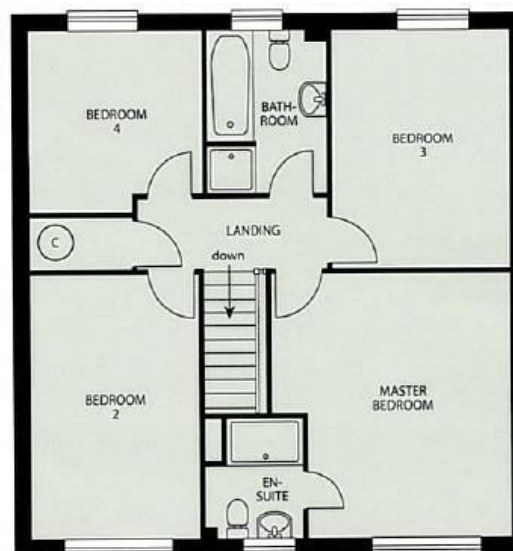
GROUND FLOOR



Lounge	4394 x 3700	(14'5" x 12'2")
Kitchen/ Family Room	8150 x 3223 max	(26'9" x 10'7" max)
Cloakroom	1960 x 959	(6'5" x 3'1")
Garage	5200 x 2663 max	(17'1" x 8'9" max)

Dimensions shown are structural which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

FIRST FLOOR



Master Bedroom	4279 x 3844 max	(14'0" x 12'8" max)
En-suite	1570 x 1961	(5'2" x 6'6")
Bedroom 2	4279 x 2710	(14'0" x 8'11")
Bedroom 3	3778 x 2810	(12'5" x 9'3")
Bedroom 4	2940 x 2770 max	(9'8" x 9'2" max)
Bathroom	1944 x 2585	(6'5" x 8'5")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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