



39 Talbot Way, Nantwich, Cheshire, CW5 7RR

Guide Price £635,000



In association with



A striking freehold, five-bedroom, four-bathroom modern detached town house, situated within a small exclusive cul de sac on the edge of a coveted estate easily accessible to renowned secondary and primary local schools. Completed with unexpected volumes and a thoughtful reflective symmetrical Georgian design, the beautifully presented interior extending over three floors extends to 251.8 m² (2710 ft²). Standing on a prime plot with expansive south facing gardens, generous parking spaces and double garage. The light rear internal spaces usher in plenty of southerly light to give a welcome solar gain that creates an easy flow through the remodelled lifestyle kitchen interior. The replacement rear extension is an ideal spot for entertaining or a quiet morning coffee.

Vendor Comment

"Having loved every moment here with a growing family we have cherished this home, its wonderful memories and outstanding attributes. We are now ready to embrace the next chapter and hope it gives as much pleasure to the next buyer".

Directions to CW5 7RR

What3words /// blend.badly.blatantly

General Remarks

Comment Presented by Mark Johnson FRICS @ Baker Wynne and Wilson.

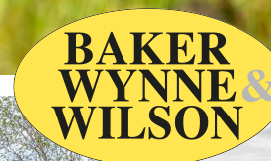
Step Into Your Forever Home– Seeking luxury, family space, convenience, and accessibility to fine schools ?

For families prioritizing location this opportunity is a compelling choice close to excellent schooling in a small Cul de sac development.

A unique blend of convenience, style, and community with historic architecture, shops , bars, restaurants, and interesting street scenes all close by. Destined to attract professionals and families, due to a prime location and lifestyle appeal.

38 Talbot Way is located on the southern confines of Nantwich, approx. 1 mile from the town centre. The property is not only within walking distance of the town centre, but also within a short walk of a family friendly pub, local cooperative store, and other shops. A high demand for properties in the area is mainly due to the excellent schools, both primary and secondary being close by.

The house benefits from a convenient setting in a highly favoured residential position within walking distance of Nantwich and nearby to Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 20th 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, and nearby canal network.



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. - YearRound 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:

ENTRANCE HALL

15'2" x 9'2"

UPVC double glazed entrance door with leaded style stained glass, radiator, ceiling coving, wide turned staircase to first floor with under stairs cupboard.

DOWNSTAIRS WC

5'9" x 4'8"

White glazed bowl to vanity wash hand basin, enclosed cistern WC, vinyl flooring.

STUDY

11'2" x 7'8"

Double glazed windows with plantation shutters, radiator.

LIVING ROOM

12'2" x 12'7"

Bespoke fireplace, floor to ceiling storage cabinet, TV recess, electric log effect fire, double glazed windows with shutters, dimmer light switch and concealed spot lights, radiator.

KITCHEN/FAMILY ROOM

33'8" x 12'6"

Attractive matt winter blue fitted base and wall units to three elevations incorporating a peninsula breakfast bar, numerous cupboard and drawers plus wall storage cabinets, sliding bin store, spice rack, carousel cupboard and pull out drawer cupboard, twin white glazed undermounted sink with Quooker hot water tap over, Quartz worktop and upstands, attractive decorative glass splash back.

Fitted Quality appliances include:-

Zanussi induction hob with extractor canopy hood over, twin AEG single ovens (electric), AEG built in dishwasher, larder units and housing for American style fridge freezer.



FAMILY AREA

Vinyl floor covering, dimer light switch, immediate access to decking area via triple opening bi fold doors.

BREAKFAST/DINING AREA

Box bay uPVC double glazed windows, Dome shaped solid ceiling with spot lights, column radiator, double opening side exterior door, wall mounted TV point.

Note 1

Remote control 'one way' sun blinds, to bifold doors and dining room section.

Note 2

Vinyl floor to the majority of ground floor except living and study rooms.

UTILITY ROOM

5'9" x 6'2"

Composite exterior door, worktop with stainless steel single sink units, plumbing and space for appliances, base and wall shelving, radiator.

FIRST FLOOR

15'3" x 8'11"

Wide impressive landing with natural lighting from the second floor, linen cupboard with Mega flow pressurised hot water cylinder and shelving, uPVC double glazed window with plantation shutters, radiator.

MASTER BEDROOM NO. 1

20'1" x 12'10"

Two uPVC double glazed windows with plantation shutters, radiator, wall mounted TV point sockets.

DRESSING ROOM

6'7" x 4'7"

Radiator, uPVC double glazed window, luxury walk in dressing room 6'10" x 5'6" with extensive hanging and shelving provision.

ENSUITE BATH/SOWER ROOM

13'6" x 6'3"

"SJD" spa panel bath with mixer tap and jets, his and hers twin vanity wash hand basins, providing storage cupboards and enclosed cistern W/C, walk in glass screen full width cubicle with drench over head shower and hand held shower. Wall mounted shower controls, heated towel rail/radiator, two uPVC double glazed windows, fully tiled walls.

BEDROOM NO. 3 (Front)

20'1" x 12'10"

Two uPVC double glazed windows with plantation shutters, radiator.

ENSUITE SHOWER ROOM

7'10" x 4'8"

Fully tiled and screen door enclosed cubicle with Mira thermostatic shower, contemporary styled vanity wash hand basin with water fall style mixer tap, enclosed cistern W/C, radiator, attractive fully tiled walls, uPVC double glazed window.

BEDROOM NO. 2 (Rear)

14'11" x 12'8"

Two uPVC double glazed window, radiator, fitted painted furniture providing full height shelving, storage cupboards, TV recess and work station/desk. Additional matching shelving unit, walk in dressing room/wardrobe with shelving and hanging provision,.

ENSUITE SHOWER ROOM

7'3" x 4'3"

Fully tiled and screen door enclosed double cubicle with Mira thermostatic shower, contemporary styled vanity wash hand basin with water fall style mixer tap, enclosed cistern W/C, radiator, attractive fully tiled walls, uPVC double glaze window.

SECOND FLOOR

LANDING/STUDY/READING AREA

15'8" x 9'9"

Under eaves storage access, Velux opening sky light.

BATHROOM

8'9" x 6'2"

'P' shaped shower bath and screen with wet wall surround and drench thermostatic mixer shower with wall mounted controls, vanity wash hand basin and enclosed cistern W/C with cupboard storage, fully tiled walls, chrome heated towel rail, Velux opening sky light.

BEDROOM NO. 4

17'11" x 14'6"

Vaulted ceiling, two Velux opening sky light, Dormer uPVC double glazed window with plantation shutter, fixed workstation/desk with cupboards beneath, range of matching fitted furniture, mirrored front wardrobe dressing top with cupboards beneath, radiator.

BEDROOM NO. 5

12'10" x 11'4"

uPVC double glazed dormer window with plantation shutters, access to loft, bespoke storage wall providing painted cupboards, shelving and TV recess, radiator, ceiling spot lights.

EXTERIOR

See attached plan.

A choice garden plot in a small cul de sac community of only three dwelling with an enviable South facing expansive rear garden.

Extensive double driveway providing off road parking for approximately four vehicles, front open plan lawn, 7KW electric car charging power point, side pedestrian gate gives access to rear garden with two raised decking areas ideal places to rest, sit and mull. Various specimen trees, shrubs, cold water tap.

DETACHED DOUBLE BRICK GARAGE

17'8" x 16'4"

With pitched and hipped tile roof.

SERVICES

All mains services connected or available.

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 G.

CONSTRUCTION

Modern cavity brickwork beneath a tile covered main roof.

VIEWING

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





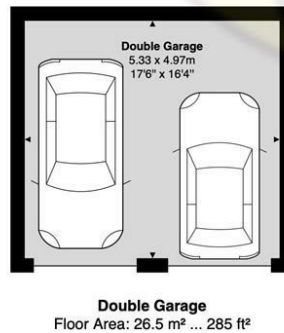
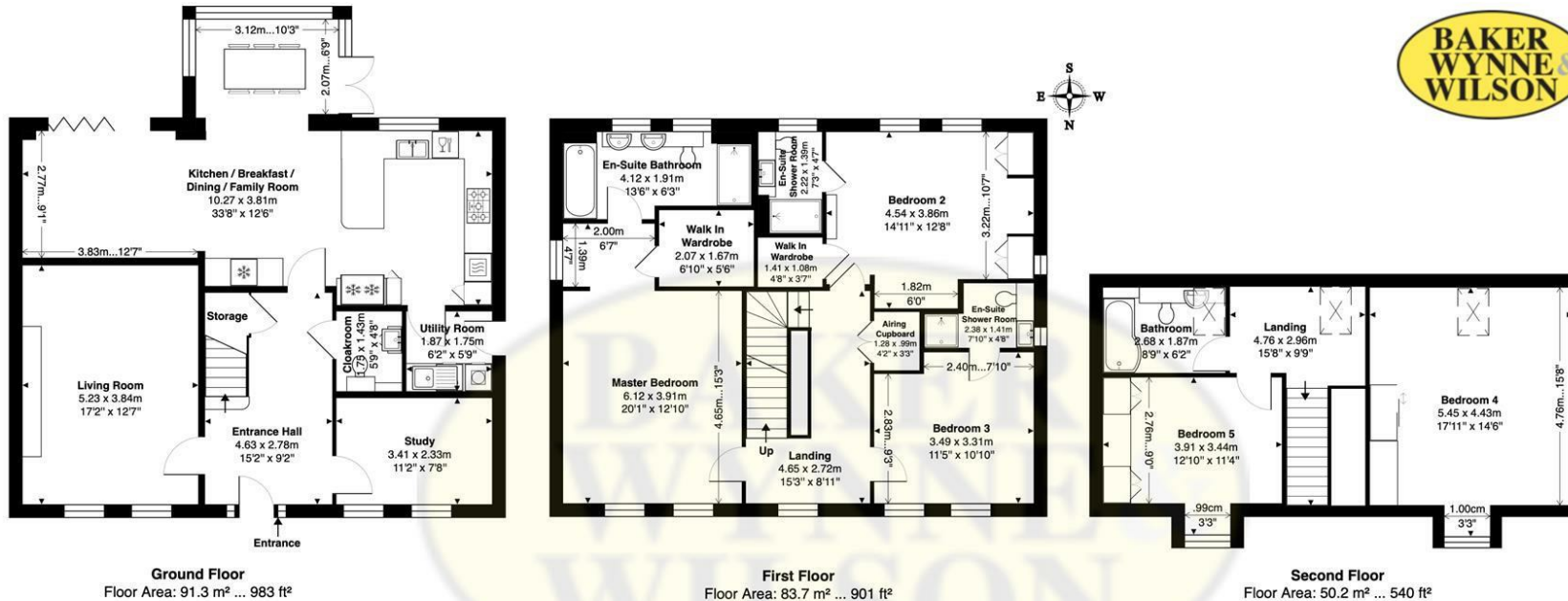
**BAKER
WYNNE &
WILSON**



**BAKER
WYNNE &
WILSON**

www.bakerwynneandwilson.com





39 TALBOT WAY, STAPELEY, NANTWICH, CHESHIRE, CW5 7RR

Approximate Gross Internal Area: 251.8 m² ... 2710 ft² Includes Double 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.
Floor plan produced by Leon Sancesse from Green House EPC Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	82
(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