



34 Howbeck Crescent, Wybunbury, Nantwich, CW5 7NX  
Guide Price £570,000

**BAKER  
WYNNE &  
WILSON**



Exceptional Five-Bedroom Detached Home with Extensive Living Space and South-Facing Garden Overlooking Fields

## DESCRIPTION

Originally a four-bedroom property, this beautifully extended and reconfigured detached family home now offers five bedrooms, multiple reception areas, and a show-stopping open-plan kitchen/living space. Set on a quiet crescent, the home enjoys far-reaching views, a south-facing tiered garden, and parking for four vehicles.

## DOWNSTAIRS

You are welcomed into the property via a wooden front door with sidelights, opening into a spacious entrance hall featuring wood-effect flooring, spotlights, a radiator, under-stairs storage, and low-level skirting board lighting. A cloakroom/W.C. is accessed directly off the hallway.

To the front of the property is a versatile home office, complete with a double-glazed window, spotlights, radiator, and wood-effect flooring. Adjacent to this is a further flexible reception room, ideal as a playroom or snug, finished with the same flooring and front-facing window.

The main living room is bright and generous in size, with floor-to-ceiling windows overlooking the rear, along with an additional double-glazed window to the front. The room is fully carpeted and completed with spotlights.

At the rear of the property is a stunning open-plan kitchen, dining, and living space with bi-fold doors leading out to the garden. A large skylight and south-facing aspect flood the space with natural light. The kitchen is fitted with matching wall and base units beneath Quartz worktops and includes high-end integrated appliances: two Bosch ovens (one a microwave/oven combo), a five-ring gas hob with Faber extractor, Beko dishwasher, drinks fridge, a single bowl sink with food disposal unit, pantry cupboard, and plumbing for a fridge freezer. Additional features include two vertical radiators, under-counter and under-cabinet lighting, spotlights, and wood-effect flooring.

The utility room is accessed via the hall and provides a practical space with under-counter cupboards, a wooden worktop, single bowl sink, plumbing for a washing machine, a storage cupboard, and housing for the boiler. Finished with spotlights.









## UPSTAIRS

The first floor features five generously sized bedrooms, including an impressive master suite with Juliet balcony and potential for a full balcony (planning permission granted, not yet enacted).

The master bedroom includes triple-aspect glazing (front window, Juliet balcony to the rear, and patio doors to proposed balcony), carpeted flooring, spotlights, and a radiator.

En-suite: A stylish three-piece suite comprising a walk-in rain-effect shower with fully tiled walls, a pedestal sink, and a low flush W/C. The room is finished with tiled flooring, a rear-facing double-glazed window, and spotlights.

Walk-in wardrobe: Carpeted and fitted with spotlights, this space offers ample storage.

The property has four further double bedrooms each with double glazed windows, carpeted floor, radiators and light fittings.

The family bathroom includes a three-piece suite comprising a panelled bath with shower over, pedestal sink, and low flush W/C. The room is completed with fully tiled walls, tiled flooring, a side-facing frosted double-glazed window, spotlights, and a heated towel rail.

## GARDEN

The south-facing rear garden is arranged across four landscaped tiers. The top level features a large patio area that wraps around both sides of the property, providing side access to the front and housing a garden shed. The lower tiers are mainly lawned, with mature trees, fencing, and an additional shed on a concrete base for further storage or workspace. The garden backs onto open fields, providing stunning views and a tranquil outdoor retreat.

## OUTSIDE

To the front of the property is a lawned area and a large driveway providing off-road parking for up to four vehicles.

## TENURE

Free Hold

## 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.

## COUNCIL TAX

Band E

## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



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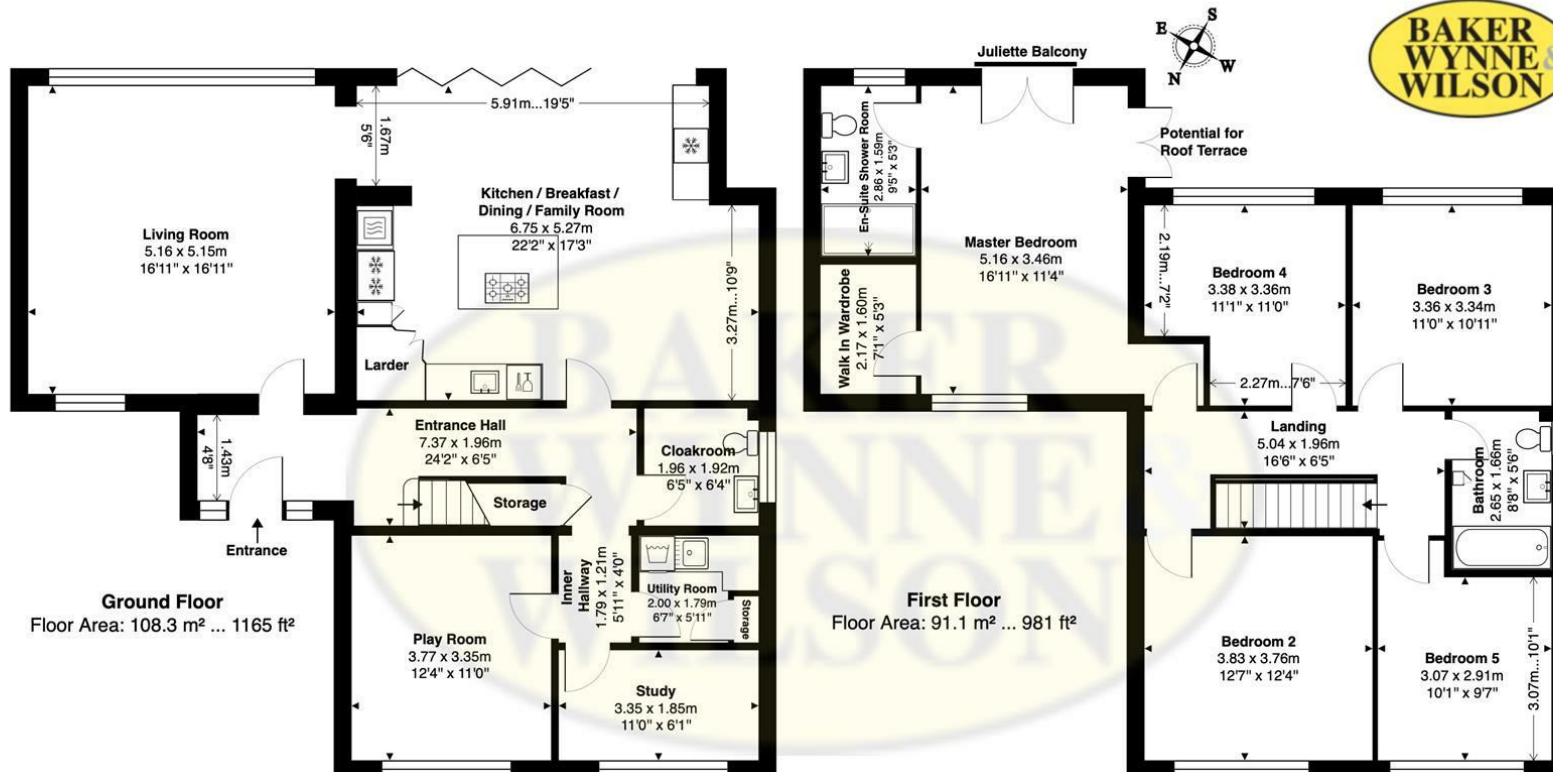






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Approximate Gross Internal Area: 199.4 m<sup>2</sup> ... 2146 ft<sup>2</sup>

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 2025. Copyright.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

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