



7 Glebe Close, Wybunbury, Nantwich, CW5 7SF
Guide Price £650,000



In association with



A FANTASTIC TASTEFULLY ENLARGED AND RECONFIGURED FIVE DOUBLE BEDROOM DETACHED HOUSE WITH LOVELY SOUTH WESTERLY FACING GARDENS IN A CUL DE SAC POSITION WITHIN WALKING DISTANCE OF WYBUNBURY VILLAGE CENTRE.

This spacious five-bedroom detached home is positioned within a quiet cul-de-sac and offers flexible living accommodation arranged over two floors. The property features an open-plan kitchen, dining and living space, multiple reception rooms, five bedrooms including two en-suites, and a south-facing garden. A double garage and driveway provide ample parking.

DOWNSTAIRS

The property is entered via a wooden front door with frosted glass pane leading into the entrance hall and dining area, featuring a bay window to the front, radiator and light fitting.

The cloakroom has part-tiled walls, a low flush W/C, heated towel rail and spotlights.

A study sits to the front with dual aspect windows, radiator, light fitting and carpeted flooring.

To the rear, the living room benefits from an open fireplace, wooden flooring, two light fittings, radiator, patio doors to the garden and additional windows allowing natural light throughout.

The open-plan kitchen, dining and living space forms the heart of the property. The kitchen is fitted with matching wall and base units beneath granite worksurfaces, with an island housing a Rangemaster six-ring gas hob, double oven and grill with Bosch extractor fan above. There is space and plumbing for a dishwasher and American-style fridge freezer. The dining area includes floor-to-ceiling windows, spotlights and radiator, with access to the utility room.

The living space is triple aspect with bi-fold doors and large windows, four Velux-style rooflights, modern vertical radiators, tiled flooring and a log burner with wooden mantel and brick surround.

The utility room offers further fitted units beneath granite worksurfaces, built-in sink, window to the side patio, plumbing for washer and dryer, radiator, spotlights, tiled flooring and a rear access door.



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UPSTAIRS

The master suite has its own private corridor with access to the loft and airing cupboard. The bedroom is dual aspect with vaulted ceilings, two Velux windows, radiator, chandelier-style light and carpeted flooring. A walk-in wardrobe with spotlights and carpet complements the room. The en-suite is fully tiled and comprises a freestanding bath, walk-in shower, low flush W/C, vanity unit, spotlights, two frosted windows and laminate flooring. The loft, accessed from the corridor, is fully boarded with light and Velux window.

Bedroom two is a generous double with front aspect window, radiator and carpeted floor, benefiting from an en-suite with walk-in shower, vanity unit, low flush W/C, heated towel rail, part-tiled walls, frosted window and spotlights.

Bedroom three includes a rear window, built-in cupboards, carpeted flooring, radiator and light fitting.

Bedroom four has a front window, wooden flooring, built-in wardrobes, radiator and light fitting.

Bedroom five offers a rear aspect, built-in wardrobe, carpeted flooring, radiator and light fitting.

The family bathroom is fitted with a four-piece suite comprising freestanding bath, walk-in shower with glass screen, wall-mounted sink, low flush W/C, heated towel rail, tiled floor and walls, frosted window and light fitting.

A large landing with seating area, front aspect window, radiator and access to the loft connects all rooms.

GARDEN

The south-facing rear garden includes a large wraparound patio leading to the rear garage access, back door, log store and side gate. A further patio to the rear enjoys morning sun, while a gravelled seating area lies to the opposite side with gated access to the front. The remaining garden is mainly laid to lawn with mature shrub and plant borders.

GARAGE

A large double garage with electric roller door, side window, lighting, power sockets, rear pedestrian door, Worcester boiler and water tank.

TENURE

Freehold

SERVICES

Mains water, electricity, gas and drainage 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 E

VIEWINGS

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



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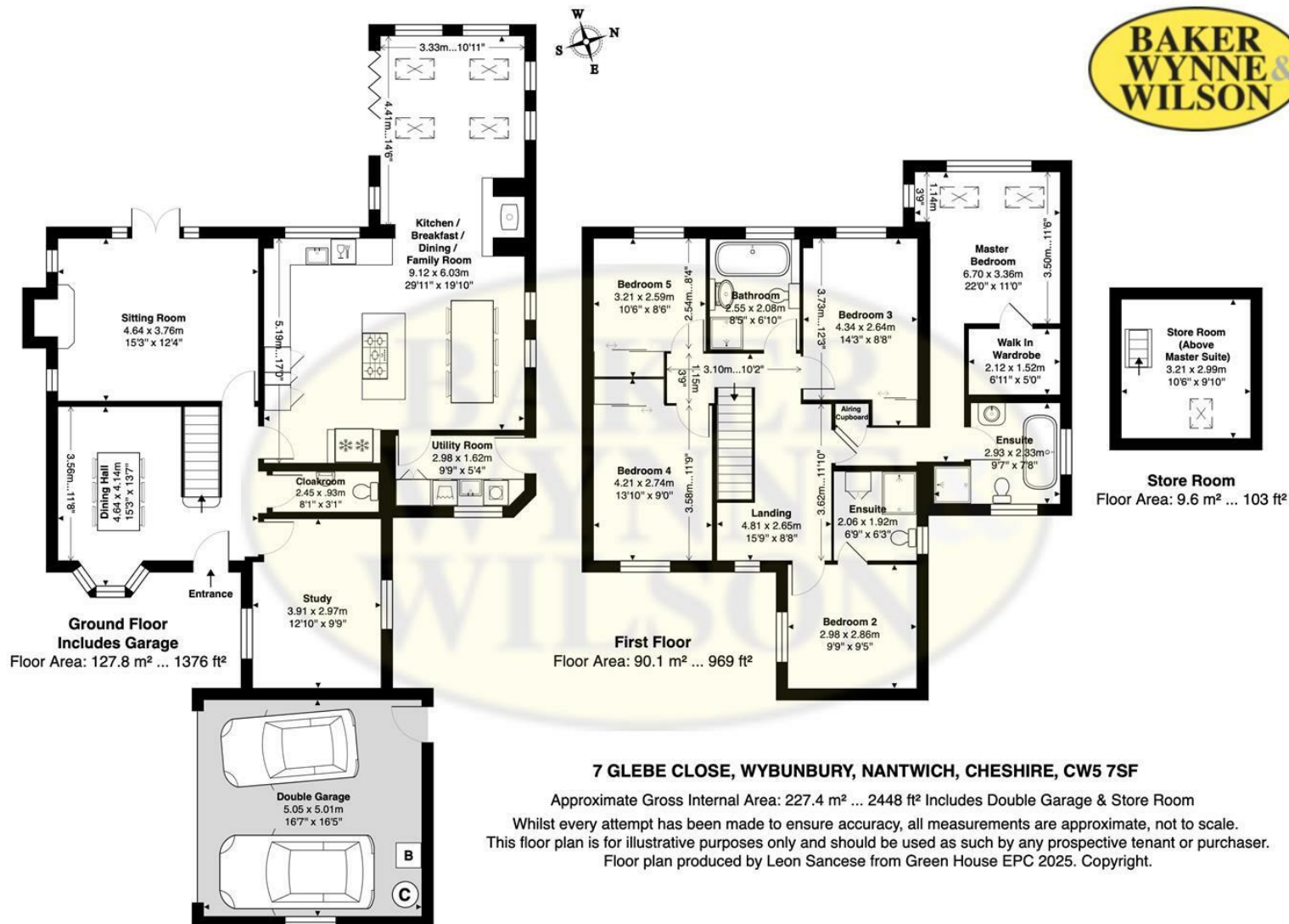




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Approximate Gross Internal Area: 227.4 m² ... 2448 ft² Includes Double Garage & Store Room

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.
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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

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