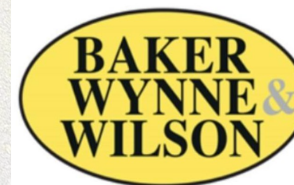




Yew Tree Lodge New Road, Wrenbury, Nantwich, CW5 8HF
Guide Price £525,000



In association with



AN INDIVIDUAL DETACHED BUNGALOW OF GENEROUS PROPORTIONS IN A LOVELY GARDEN SETTING, OCCUPYING AN ENVIABLE SETTING IN THE HEART OF WRENBURY VILLAGE

SUMMARY

Reception Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Area, Inner Hallway, Sitting Room/Bedroom No. 3, Two Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Attached Brick Garage, Car Parking Space, Gardens.



**BAKER
WYNNE &
WILSON**



DESCRIPTION

This attractive detached bungalow stands nicely back from the road, constructed of brick under a tiled roof and approached over a tarmacadam drive to a car parking and turning area. The bungalow, built in the early 1980's, has an appealing feel and a lovely atmosphere. In recent years there has been some good notable modernisation whilst there is scope to enlarge, subject to planning permission. The bungalow extends to about 1,350 square feet (gross internal) plus the garage.

This is a rare opportunity for those seeking to downsize into a large and impressive detached true bungalow in a central village location.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Yew Tree Lodge is located about 150 yards from Wrenbury village centre. Wrenbury village is situated amidst what is generally regarded as some of the finest countryside in South Cheshire, near the Llangollen Canal. The house is located within walking distance of Wrenbury Primary School, a doctors surgery and dispensary, village shop and Post Office, church, bowling green, tennis court and public house. Alternatively the towns of Nantwich (5 miles) and Crewe (9 miles), provide all the facilities of thriving modern towns, shops, theatres, multiplex cinema, gyms and swimming pools.

The county town of Chester is 20 miles and Tarporley 11 miles. Secondary education in Nantwich is represented by Brine Leas/BL6 Sixth Form and Malbank with sixth form college is of a high standard. Wrenbury station

provides regular services, east to Nantwich and Crewe and the mainlines to London (90 minutes), Manchester, Liverpool and Holyhead. South and West to Shrewsbury and South Wales. Manchester International Airport is about a 45 minute drive.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for about 5 miles into Wrenbury, turn left, opposite the church, into New Road and the property is located immediately on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

13'8" x 5'8"

uPVC entrance door, radiator.

LIVING ROOM

22'1" x 13'8"

Marble fireplace with inset coal effect Living Flame gas fire, double glazed bow window to



front and double glazed window to side, two picture lights, archway to dining room, two radiators.

DINING ROOM

10'2" x 9'8"

Double glazed bow window to front, glazed folding doors to kitchen/breakfast room, radiator.

KITCHEN

16'4" x 10'2"

Stainless steel 1½ bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated double oven and four burner ceramic hob unit with extractor hood above, integrated dishwasher, integrated fridge/freezer, tiled floor, uPVC security door to side, double glazed window, Warm Air kick heater.

UTILITY AREA

6'9" x 3'0"

Plumbing for washing machine, shelf, double glazed window, tiled floor.

INNER HALLWAY

15'8" x 2'7"

Cylinder and airing cupboard, access to loft, two light tunnels.

BEDROOM NO. 1

13'7" x 13'6"

A range of fitted Hammonds furniture comprising four double wardrobes, dressing table and two bedside cabinets, double glazed window, radiator.

BEDROOM NO. 2

13'7" x 11'3"

Double glazed window, radiator.

BEDROOM NO. 3/SITTING ROOM

13'10" x 10'3"

Double glazed French windows to South East facing rear garden, radiator.



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BATHROOM

9'9" x 6'8"

White suite comprising Air Bath with mixer shower, vanity unit with inset hand basin and low flush W/C, tiled shower cubicle with shower and seat, fully tiled walls, tiled floor, mirror and light fitting, bathroom cabinet, chrome radiator/towel rail.

OUTSIDE

Attached brick GARAGE 19'8" x 9'10" (5.99m x 3.0m) electrically operated roll-over door, personal door, power, light and water. Worcester oil fired central heating boiler (2024).

Tarmacadam car parking and turning area. Exterior lighting. Oil tank.

GARDENS

The front garden is lawned with yew tree, specimen trees, and flower borders.

The landscaped rear garden is lawned with a large flagged terrace, water feature, rockery, specimen

trees, Copper Beech hedge and a flagged patio. An arch leads to an enclosed garden with garden shed and small lawn.

SERVICES

Mains water, electricity 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.

TENURE

Freehold.

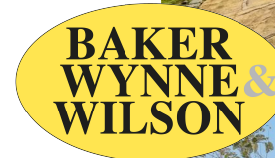
COUNCIL TAX

Band E.

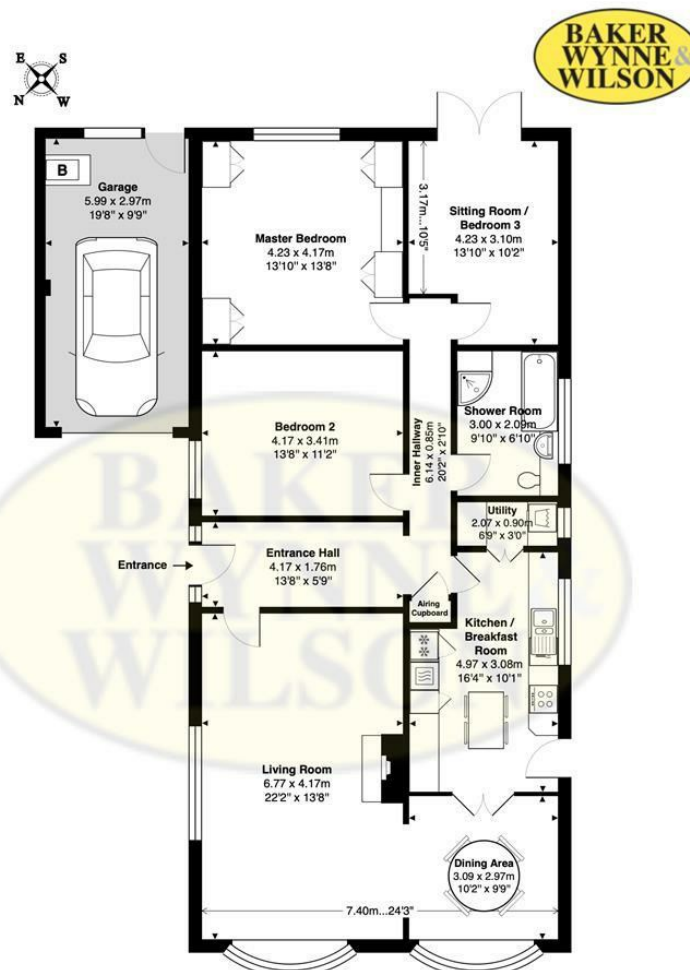
VIEWING

Appointment with Baker Wynne & Wilson

01270 625214







YEW TREE LODGE, NEW ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8HF

Approximate Gross Internal Area: 143.6 m² ... 1546 ft² Includes 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.
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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		59
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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