



21 Chater Drive, Stapeley, Nantwich, Cheshire, CW5 7GH

Guide Price £635,000

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AN EXTENSIVELY UPGRADED AND VISUALLY ATTRACTIVE FIVE DOUBLE BEDROOM DETACHED HOUSE WITH LOVELY LANDSCAPED GARDENS, TUCKED AWAY IN A PRIVATE SETTING, ABOUT ONE MILE FROM NANTWICH TOWN CENTRE.

**SUMMARY**

Reception Hall, Cloakroom, Living Room, Study, Kitchen/Dining/Family Room, Utility Room, Master Bedroom with Dressing Room and Ensuite Bathroom, Bedroom No. Two with Ensuite Shower Room, Bathroom, Three Further Double Bedrooms, Gas Central Heating, uPVC Double Glazed Windows, Detached Double Garage, Parking for Six Cars, Gardens, Composite Deck/Entertaining Area with BBQ, Zen Den and Play House.



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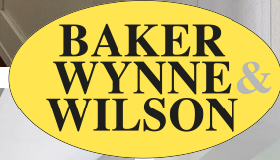




## DESCRIPTION

This impressive, three storey, Georgian style detached house was built in 2000 by David Wilson Homes of brick under a tiled roof and is approached over a shared block paved drive and flagged path. The house has been heavily invested in both internally and externally by the present owners in recent years. It has been a much loved family home, with practicality and style combining to make this a house that caters for families at various different stages. The house is well balanced, with two reception rooms at ground floor level complimenting the elegant reception hall and refitted kitchen/dining/family room overlooking the garden.

The gardens have been expertly landscaped and enjoy surprisingly high levels of privacy and maturity. There is plenty of elbow room to the front and sides with parking space for up to six cars.



#### LOCATION & AMENITIES

21 Chater Drive is located on the Southern confines of Nantwich, about one 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 co-operative 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 lies in the catchment area for Brine Leas High Academy/BL6 Sixth Form College.

The house benefits from a convenient setting in a highly favoured residential position close to Nantwich town centre, Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 14th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor salt water pool, riverside walks, and nearby canal network.

Approximate Distances:

M6 Motorway (junction 16) 10 miles

Crewe mainline railway station (London

Euston 90 minutes, Manchester 40 minutes) 5 miles.

#### DIRECTIONS

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road, past the main entrance to Brine Leas Academy/BL6 Sixth Form, turn left at the traffic lights into Peter Destapleigh Way, second left into Hawksey Drive, first left into Chater Drive, proceed for 125 yards and the property is located straight ahead, being one of only three houses in a Close.

#### ACCOMMODATION

With approximate measurements comprises:

#### RECEPTION HALL

15'6" x 8'7"

Double entrance doors, cloaks cupboard, understairs store, ceiling cornices, Karndean flooring.

#### CLOAKROOM

5'5" x 4'9"

White suite comprising pedestal hand basin and low flush W/C, mirror fitting, chrome radiator/towel rail.

#### LIVING ROOM

17'8" x 13'8"

Stone effect fireplace with living flame gas fire, two double glazed windows, ceiling cornices, radiator.





#### STUDY

10'10" plus recess x 10'4"

Two double glazed windows, ceiling cornices, radiator.

#### KITCHEN/DINING/FAMILY ROOM

33'10" x 11'4" plus two box bay windows

An excellent range of bespoke fitted timber furniture comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, island unit/breakfast bar with granite worktop, integrated ceramic one and half bowl single drainer sink unit with cupboards under, Rangemaster cooker with extractor hood, integrated dishwasher, inset for an American style refrigerator, two double glazed box bay windows and double glazed French windows to garden, Karndean flooring, inset ceiling lighting, ceiling cornices, two radiators.

#### UTILITY ROOM

5'6" x 5'6"

Plumbing for washing machine, wall cupboards, door to side, granite work surface, Karndean flooring, radiator.

#### STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

18'4" x 8'8"

Cylinder and airing cupboard, radiator.

#### MASTER BEDROOM AND DRESSING ROOM

19'6" x 13'8"

Two double glazed windows, radiator.

#### DRESSING ROOM

With built in double wardrobe, walk in wardrobe with shelving, hanging fittings and radiator.

#### ENSUITE BATHROOM

13'7" x 6'6"

Refitted in 2018. White Rak suite with Geberit fittings comprising panel bath with waterfall mixer tap, low flush W/C, hand basin and bidet, fully tiled shower area with rain head shower and hand held shower, laminate floor, two double glazed windows, chrome radiator/towel rail.

#### BEDROOM NO. TWO

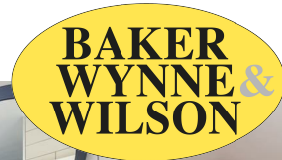
17'8" x 11'2" into ensuite

Built in triple wardrobe, three double glazed windows, radiator.

#### ENSUITE SHOWER ROOM

7'8" x 5'9"

Refitted in 2023. White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, laminate floor, double glazed window, radiator/towel rail.





**BEDROOM NO. THREE**

13'10" x 8'8"

Two double glazed windows, radiator.

**BATHROOM**

8'5" x 8'5" plus shower

Refitted in 2018. White Lecica suite comprising free standing bath with claw feet and mixer shower, low flush W/C and pedestal hand basin, tiled shower cubicle with rain head shower, part tiled walls, tiled floor.

**STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LA**

6'7" x 5'6"

Double glazed roof light, radiator.

**BEDROOM NO. FOUR**

16'3" plus bay x 13'9"

Double glazed box bay window, double glazed roof light, radiator.

**BEDROOM NO. FIVE**

16'3" plus box bay window x 13'9"

Double glazed box bay window, double glazed roof light, radiator.

**OUTSIDE**

Brick built tiled roofed detached **DOUBLE GARAGE** 17'0" x 16'8" two up and over doors, power and light, personal door. Block paved car parking and turning area. Outside tap, extensive exterior and garden lighting. **ZEN DEN** 11'9" x 8'9" with **PLAY HOUSE** above. Composite deck/Entertaining Area 32'6" x 13'8", Bespoke Barbeque with marble work

surface. Gates lead to a discreet storage area.

**GARDENS**

The gardens are lawned with mature hedgerow, specimen trees, flagged and slate patio.

**SERVICES**

All mains services are connected. 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**

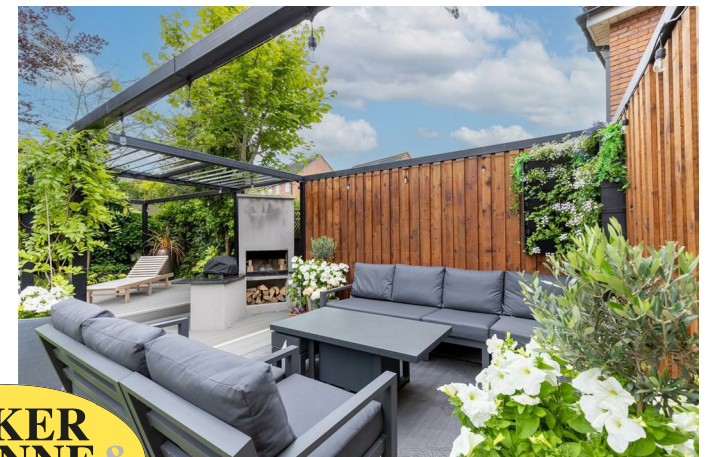
Freehold.

**COUNCIL TAX BAND G**

Band G.

**VIEWING**

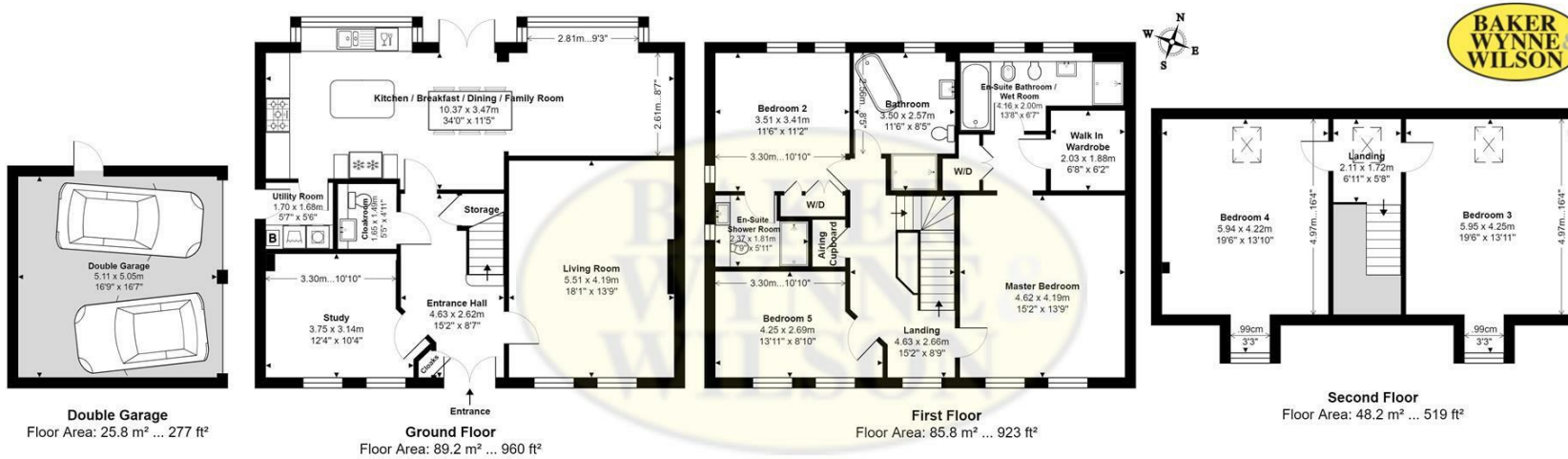
By appointment with Baker Wynne & Wilson  
01270 625214











21 CHATER DRIVE, STAPELEY, NANTWICH, CHESHIRE, CW5 7GH

Approximate Gross Internal Area: 249.0 m<sup>2</sup> ... 2680 ft<sup>2</sup> 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 Sancese from Green House EPC Ltd 2024. 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>		70	75
(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			
<b>England &amp; Wales</b>		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



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