



4 Field Lane, Wistaston, Crewe, Cheshire, CW2 8SS

Guide Price £350,000

**BAKER
WYNNE &
WILSON**

A VERY WELL POSITIONED AND TOTALLY REFURBISHED DETACHED HOUSE, TUCKED AWAY, FRONTING WISTASTON GREEN ROAD, IN A LOVELY SOUTH FACING LANDSCAPED GARDEN SETTING, THREE MILES FROM NANTWICH TOWN CENTRE

SUMMARY

Reception Hall, Cloakroom, Sitting Room, Kitchen/Breakfast/Dining Room, Landing, Master Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows with shutters, Integral Garage, Parking for up to nine cars, plot depth 110 feet, landscaped gardens.

DESCRIPTION

This attractive detached house was built in 1997 of brick under a tiled roof and is approached over a private drive (initially shared with No. 2, its only immediate neighbour). Internally, the house has been totally refurbished to an exceptional standard with a nod to the Art Deco era. The house extends to about 1,300 square feet (gross internal) including the integral garage. Outside, the landscaped, South facing, rear garden is a delight and measures about 65 feet by 35 feet.

LOCATION AND AMENITIES

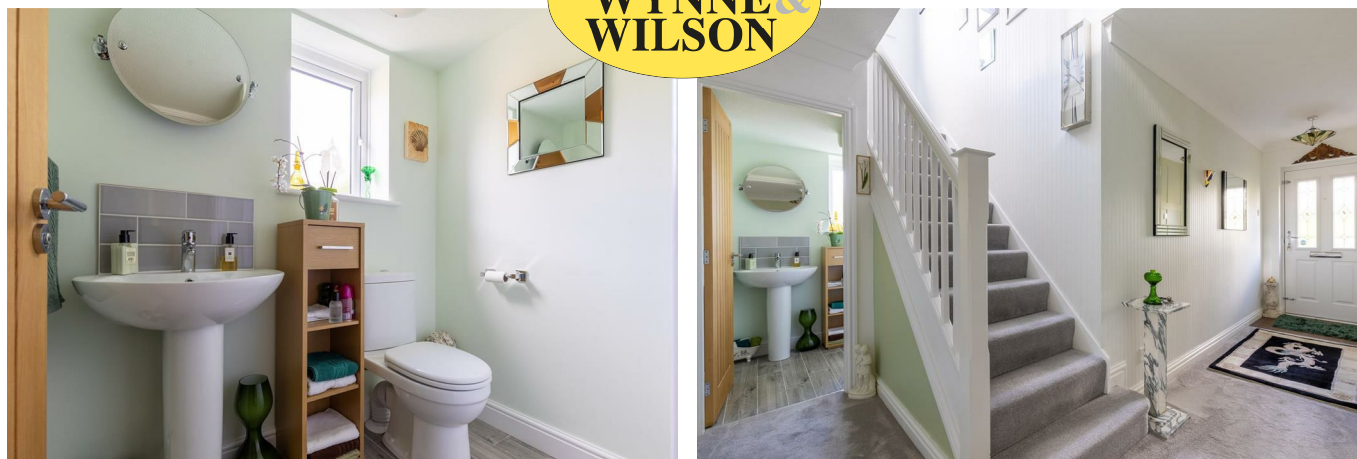
The house holds a prime position, fronting Wistaston Green Road, approached, effectively, over its own private drive. The house lies three miles from Nantwich town centre and 2.8 miles from Crewe railway station (London Euston 90 minutes, Manchester 30 minutes). The M6 motorway (junction 16) is 7 miles and Manchester International Airport approximately a 45 minute drive. The house is a short stroll to footpaths providing some lovely riverside walks into Nantwich.

DIRECTIONS

From Nantwich take the A530 Middlewich Road for 1.7 miles, turn right at the Rising Sun into Wistaston Green Road. Proceed for half a mile and turn right into Field Drive, immediately right into a private drive and the property is located on the left hand side.



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THE ACCOMMODATION

With approximate measures comprises:

ENTRANCE PORCH

RECEPTION HALL

18'4" x 8'6" maximum

Composite entrance door, part panelled walls, part tiled floor, two radiators.

CLOAKROOM

5'11" x 4'4"

White suite comprising low flush W/C and pedestal hand basin, understairs store, tiled floor, radiator.

SITTING ROOM

14'11" x 10'6"

Double glazed bow window with shutters, ceiling cornices, two radiators.

KITCHEN/BREAKFAST/DINING ROOM

24'1" x 11'4"

Stainless steel one and half bowl sink unit with cupboards under, floor standing cupboard and drawer units with granite worktops, wall cupboards, pull-out larder cupboards, integrated oven and four burner gas hob unit with extractor hood above, integrated refrigerator and freezer, integrated dishwasher, part tiled walls, two double glazed windows with shutters and double glazed French windows with blinds to rear garden, laminate flooring kitchen, two radiators.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

13'9" x 8'6" maximum

Access to loft, cylinder and airing cupboard, radiator.

MASTER BEDROOM

15'4" x 10'2"

Two built in double wardrobes, two double glazed windows with shutters, radiator.



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ENSUITE SHOWER ROOM

7'10" x 4'5"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with rain head shower, shaver point, chrome radiator/towel rail.

BEDROOM

12'0" x 8'6" plus recess

Fitted double wardrobe and single wardrobe, inset ceiling lighting, double glazed window with shutters, radiator.

BEDROOM

11'6" x 8'9" plus recess

Fitted double wardrobe, double glazed window with shutters, radiator.

STUDY/BEDROOM NO. 4

8'6" x 8'2"

Double glazed window with shutters, radiator.

BATHROOM

8'2" x 6'4"

White suite comprising panel bath with shower above, pedestal hand basin, low level W/C, mirror fitting, shaver point, part tiled walls, fully tiled around shower, chrome radiator/towel rail.

OUTSIDE

Integral GARAGE 16'6" x 8'10" electrically operated up and over door, power and light, Worcester (2022) gas fired central heating boiler. Tarmacadam car parking space in front of the house for up to nine cars. Outside tap. Exterior lighting. Laurel hedge to the front.

GARDENS

The South facing gardens have been landscaped to provide two tiers and are extensively lawned with brick retaining wall and steps, herbaceous and flower borders, shrubs, specimen trees, apple and pear trees and a flagged patio.

SERVICES

All mains services are connected to the property.

COUNCIL TAX

Band E

TENURE

FREEHOLD with vacant possession on completion.

VIEWINGS

By appointment with Baker Wynne and Wilson

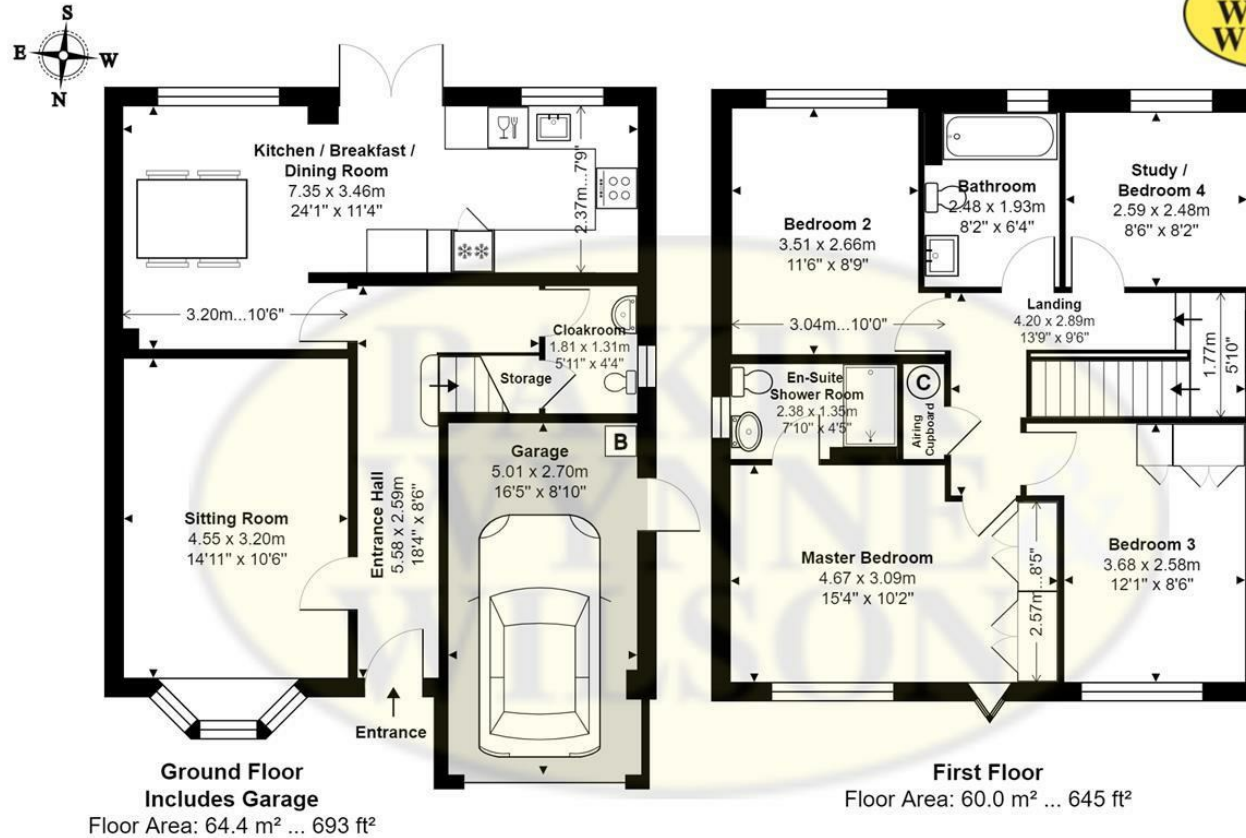
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Approximate Gross Internal Area: 124.4 m² ... 1339 ft² Includes Garage

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	85
EU Directive 2002/91/EC		

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