



Kendal Way | Wychwood Park | Cheshire | CW2 5SA

£719,000

SIX BEDROOM EXECUTIVE FAMILY HOME, FANTASTIC LOCATION.

This impressive family home occupies a prominent corner plot set within the prestigious Wychwood Park in Weston. Local amenities, schools, commuter and transport networks are all within easy reach. The spacious accommodation spans over three floors and comprises, entrance hall, cloakroom w/c, dining room, lounge, open plan kitchen/diner, utility room, six bedrooms, two en-suite shower rooms and a further family bathroom and shower room. Externally there are attractive well maintained gardens, patio areas, block paved driveway and a double garage. Viewings are strongly recommended to appreciate what this fantastic property has to offer.



Property Description

ENTRANCE HALL

Entrance door to the front elevation, coving to the ceiling, radiator, staircase leading to the first floor and under stairs storage cupboard.

CLOAKROOM W/C

Low level w/c, pedestal wash hand basin, radiator, coving to the ceiling and upvc double glazed window to the front elevation.

DINING ROOM

14' 11" x 11' 3" (4.55m x 3.43m) Radiator, coving to the ceiling and upvc double glazed windows to the front elevation.

LOUNGE

17' 3" x 14' 1" (5.26m x 4.24m) Coal effect gas fire with feature hearth and surround, radiator, coving to the ceiling, television point, upvc double glazed French patio doors and windows to the rear elevation.

KITCHEN/DINER

25' 9" x 10' 9" (7.85m x 3.28m) Fitted with an extensive range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink with mixer tap. Rangemaster oven with gas hob and stainless steel extractor hood. Integral dishwasher, fridge and freezer. Tiled floor, part tiled walls, two radiators, coving to the ceiling, upvc double glazed windows to the front and rear elevations.

UTILITY ROOM

6' 7" x 6' 6" (1.98m x 1.98m) Fitted base and wall units. Work surfaces incorporating stainless steel sink and single drainer with mixer tap. Plumbing for a washing machine, tiled walls and floor, radiator, coving to the ceiling and entrance door to the rear elevation.

FIRST FLOOR LANDING

Built in storage cupboard, coving to the ceiling and staircase leading to the second floor.

MASTER BEDROOM

17' 7" x 10' 10" (5.38m x 3.28m) Radiator, coving to the ceiling, upvc double glazed window to the rear elevation and archway leading to the dressing room.

DRESSING ROOM

7' 7" x 7' 0" (2.31m x 2.13m) Built in wardrobes, radiator, coving to the ceiling and upvc double glazed window to the front elevation.

ENSUITE

6' 7" x 6' 6" (2.01m x 1.98m) Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Tiled walls and floor, radiator and upvc double glazed window to the rear elevation.

BEDROOM TWO

13' 11" x 12' 8" (4.24m x 3.86m) Built in wardrobes, radiator, coving to the ceiling and upvc double glazed window to the rear elevation.

ENSUITE

11' x 4' 2" (3.35m x 1.3m) Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Part tiled walls, radiator and extractor fan.

BEDROOM FIVE

11' 3" x 8' 7" (3.43m x 2.62m) Radiator, coving to the ceiling and upvc double glazed window to the front elevation.

BEDROOM SIX

7' 11" x 7' 10" (2.41m x 2.39m) Radiator, coving to the ceiling and upvc double glazed window to the front elevation.

FAMILY BATHROOM

7' 7" x 7' 2" (2.31m x 2.18m) Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Part tiled walls, radiator, extractor fan and upvc double glazed window to the front elevation.

SECOND FLOOR LANDING

Airing cupboard, loft access, radiator and coving to the ceiling.

BEDROOM THREE

21' 0" x 14' 5" (6.4m x 4.39m) Built in wardrobe and storage cupboard, radiator, coving to the ceiling and upvc double glazed window to the front elevation.

BEDROOM FOUR

24' 3" x 10' 11" (7.39m x 3.33m) Walk in storage cupboard, radiator, coving to the ceiling and upvc double glazed windows to the front and side elevations.

SHOWER ROOM

12' 1" x 6' 3" (3.68m x 1.91m) Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Part tiled walls, radiator, extractor fan and upvc double glazed window to the front elevation.

EXTERIOR

The property is situated on a spacious corner plot with gardens to the front, side and rear, majority laid to lawn with well stocked shrub borders, a variety of mature trees and paved patio areas. To the rear of the property there is a block paved driveway providing parking and leading to a detached garage with twin up and over doors, power, lighting and pedestrian door to the side.

AGENTS NOTES

Wychwood Park is a prestigious gated development, which includes a PGA style golf course, landscaped grounds with nature reserve and ornamental lakes plus the privacy and peace of mind provided by a security guarded entrance. The development is conveniently located for Nantwich town centre, Crewe mainline Railway Station, enviable

transport links and Junction 16 of the M6 Motorway.

There is an annual service charge of approx £1740 for communal park/grounds and private security with controlled access to Wychwood park.

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

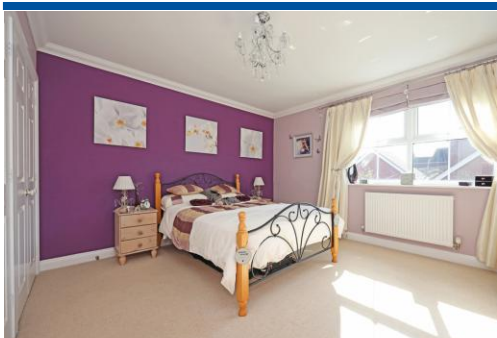
Purchasing Procedure

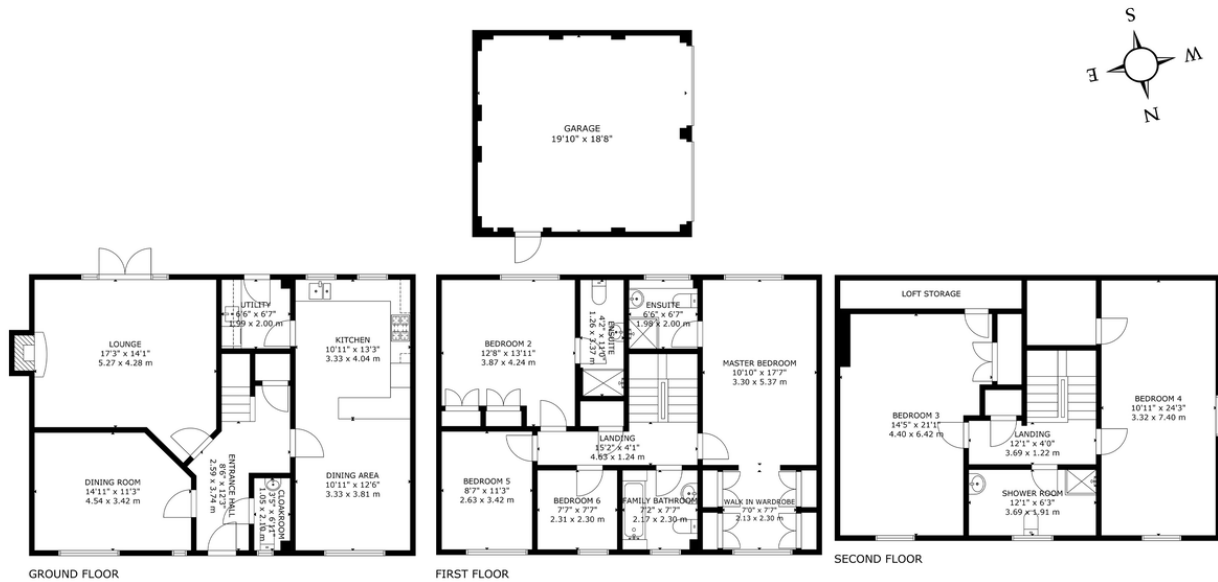
All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service. For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222.





GROSS INTERNAL AREA
 TOTAL: 280 m²/3,022 sq ft
 GROUND FLOOR: 86 m²/926 sq ft, FIRST FLOOR: 85 m²/914 sq ft, SECOND FLOOR: 75 m²/811 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Contact Details

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