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the best move you'll make

Estate Agents

Letting and Management Specialists



4 Henley Road, Wychwood Park, Crewe, CW2 5GD

£795,000

- See Our Online Video Tour!
- Six Bedrooms
- South Facing Gardens
- Golf Course within the Development
- Prestige Location
- Master Bedroom Suite with Bathroom
- Detached Brick and Tile Double Garage
- A Large and Impressive Property

4 Henley Road is a magnificent six bedroom detached property at prestigious Wychwood Park which is one of the premier addresses in Cheshire. Offered for sale with vacant possession, freshly carpeted and benefitting from a large but manageable plot with south facing garden to the rear and detached brick and tile garage to the side as well as extensive additional parking space on the driveway.

The house has three spacious reception rooms, a charming inglenook fireplace to the lounge and a magnificent en-suite bathroom to the master suite.

Wychwood Park is an exclusive development set around a PGA European standard golf course. Surrounded by beautiful Cheshire countryside yet close to the historic market town of Nantwich with its quaint historic buildings, boutique shops and quality supermarkets. The railway station at Crewe places London Euston under 1hr 30mins away and the M6 Junction 16 for commuters to the region's commercial centres is only 4.5 miles away. In addition, the lovely nearby villages of Weston and Betley provide local amenities.

Residents of Wychwood Park benefit from 24 hour security and vehicle control and are eligible for social membership of the golf course club house.

See our online virtual tour and for more information call or e-mail us.



RECEPTION HALL

Laminate flooring. Radiator. Double doors into the lounge.

CLOAKROOM

Tiled floor. Part tiled walls. Low level wc. Pedestal wash basin. Radiator. Upvc double glazed window.

SITTING ROOM

16'7" into bay x 12'10" max (5.05 into bay x 3.91 max)

New fitted carpet. Two radiators. Upvc double glazed bay window.

LOUNGE

20'11" x 12'11"+ inglenook (6.38 x 3.94+ inglenook (6.37 x 3.93))

New fitted carpet. Three radiators. Upvc double glazed bay window to the front of the room. Two Upvc double glazed windows to the side of the room. Impressive brick inglenook fireplace with living flame gas fire. Double doors leading to the...

DINING ROOM

13'9" x 12'11" (4.19 x 3.94)

New fitted carpet. Two radiators. Upvc double glazed window to the side of the room. Upvc double glazed double doors into the garden.

KITCHEN WITH BREAKFASTING SPACE

20'5" x 14'8" max (6.22 x 4.47 max)

Tiled floor. Part tiled walls. Excellent range of wall cupboards and base units with a slate grey finish. Marble worktops. Integrated Rangemaster gas range cooker, microwave, fridge freezer and dishwasher. Spotlights. Two radiators. Walk in pantry with shelving. Upvc double glazed double doors opening into the garden.

UTILITY ROOM

8'5" x 5'1" (2.57 x 1.55)

Tiled floor and walls. Base unit to match the kitchen. Single drainer stainless steel sink. Radiator. Extractor. Vaillant gas boiler for central heating and hot water. Stable type external door.

FIRST FLOOR LANDING

New fitted stair and landing carpets. Airing cupboard with hot water cylinder. Stairs leading to the second floor.

MASTER BEDROOM

13'10" x 12'11" (4.22 x 3.94 (4.21 x 3.93))

New fitted carpet. Radiator. Upvc double glazed window. Open archway leading into the...

DRESSING ROOM

New fitted carpet. Comprehensive range of fitted wardrobes. Upvc double glazed window. Radiator.

HUGE EN-SUITE BATHROOM

12'0" x 9'7" + recess (3.66 x 2.92 + recess)

Tiled floor. Part tiled walls. White suite featuring a circular bath, his and hers wash basins with fitted mirrors, low level wc and walk in shower. Fitted spotlights. Low level wc. Upvc double glazed window. Radiator.

BEDROOM TWO

12'10" x 12'6" (3.91 x 3.81)

New fitted carpet. Radiator. Upvc double glazed window. Range of fitted furniture including wardrobes, mirror backed dressing table and drawer units.

EN-SUITE SHOWER ROOM

Tiled floor. Part tiled walls. Walk in shower with rain head shower. Pedestal wash basin. Low level wc. Spotlights. Extractor. Radiator. Shaver socket.

BEDROOM THREE

12'6" x 11'10" (3.81 x 3.61)

New fitted carpet. Radiator. Upvc double glazed window. Dressing table and bedside drawer units.

BEDROOM FOUR

11'0" x 9'3" (3.35 x 2.82)

New fitted carpet. Radiator. Upvc double glazed window.

FAMILY BATHROOM

12'6" x 6'6" (3.81 x 1.98)

Tiled floor. Part tiled walls. White suite comprising pedestal wash basin, low level wc, bidet, oval freestanding bath with shower fitting and side mixer taps and walk in shower with rain head. Spotlights. Shaver socket. Dark grey vertical radiator. Extractor. Upvc double glazed window.

SECOND FLOOR GALLERIED LANDING

New fitted stair and landing carpets. Upvc double glazed window. Radiator.

BEDROOM FIVE

25'7" max into bay x 13'0" (7.80 max into bay x 3.96)

New fitted carpet. Radiator. Upvc double glazed window to the front of the room. Velux roof window to the rear. Range of wardrobes and drawer units.

SHOWER ROOM

7'7" x 7'2" (2.31 x 2.18)

Tiled floor. Part tiled walls. White suite consisting of low level wc, wash basin within a fitted unit and walk in shower with rain head. Radiator. Extractor.

BEDROOM SIX

25'7" max into bay x 13'0" (7.80 max into bay x 3.96)

New fitted carpet. Radiator. Upvc double glazed window to the front of the room. Velux roof window to the rear. Range of wardrobes and drawer units.

OUTSIDE

The property is set back behind a delightful front garden featuring lawns and surrounded by established specimen lawn and shrubs.

To the rear there is an extensive south/south-westerly facing patio area, extensive lawns, established trees and shrubs, decking, garden store, outside tap and lighting.

A wide tarmac driveway leads to the...

DETACHED BRICK AND TILE GARAGE


18'7" x 17'0" internal (5.66 x 5.18 internal)

Two electrically operated up and over doors. Light and power. EV charging point.



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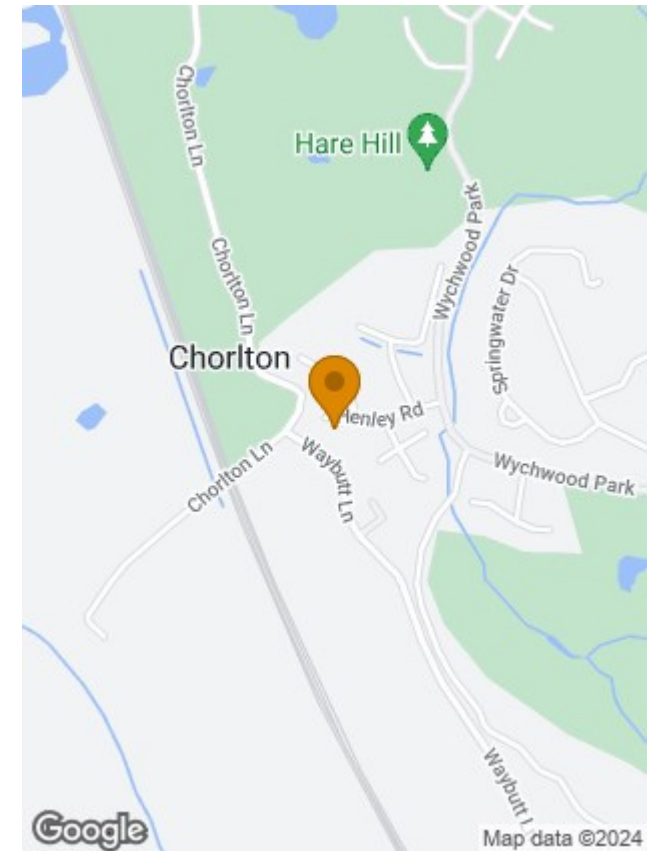
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - G

Service Charge - There is a service charge payable of approx. £1644 per annum.



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite as a referral fee. For legal advice, we work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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