



9 Burnell Close, Stapeley, Nantwich CW5 7EG

CHESHIRE
LAMONT

Standing within a small select cul-de-sac in a pleasant position nearby to the town centre and highly regarded schooling, a well appointed and superbly presented four bedroom detached house with a large driveway, garage store and delightful hard landscaped gardens with garden room conservatory enjoying attractive surrounding aspects. Viewing recommended.

- A well presented four bedroom detached house
- Standing in a lovely position within a small select cul-de-sac
- Situated in a superb location nearby to the town centre with excellent primary and secondary schooling
- Affording well arrayed accommodation over two floors
- Benefiting from a large driveway, garage store and delightful hard landscaped rear gardens
- Reception hall, cloakroom, lounge and garden room/conservatory
- Kitchen with utility room and dining room
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further bedroom with fitted wardrobes and bathroom
- Viewing recommended

Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A herringbone block paved double width driveway provides superb parking facilities with a sloping paved path ascending to a covered porch with a high quality uPVC double glazed composite door allowing access to:

Reception Hall

With a staircase ascending to first floor, radiator, under stairs cloaks cupboard with railing and shelving, coved ceiling, attractive herringbone oak plank effect flooring and a panel door leads to:



Cloakroom

With WC, pedestal wash basin, shelving, radiator, part tiled wall and uPVC double glazed window.

From the Reception Hall double panel doors lead to:

Kitchen 12' 9" x 6' 5" (3.89m x 1.95m)

With a range of high quality base and wall mounted units, attractive working surfaces, five ring gas hob with extractor over, built-in double electric oven with built-in microwave over, single drainer sink with mixer tap, plumbing for dishwasher, breakfast counter, space for fridge freezer, radiator, recessed ceiling lighting, tiled flooring, uPVC double glazed window to front elevation and an archway leads to:

Utility Room

With three wall mounted cupboards, base unit incorporating single drainer sink with mixer tap, plumbing for washing machine, space for tumble drier, shelving, fitted cupboard incorporating Worcester gas fired central heating boiler, uPVC double glazed door to outside and extractor fan.

From the Reception Hall a panel door leads to:

Spacious Lounge 18' 9" x 14' 5" max (5.72m x 4.39m max)

Beautifully appointed with lovely aspects over the rear garden via uPVC double glazed doors incorporating full height uPVC double glazed windows to either side, attractive fireplace with living flame gas fire upon raised hearth, radiator, coved ceiling, uPVC double glazed window, wall light points and oak flooring.

From the Reception Hall a panel door leads to:

Dining Room 9' 9" x 9' 1" (2.98m x 2.78m)

With oak flooring, coved ceiling, radiator and uPVC double glazed doors lead to:

Conservatory/Garden Room 8' 11" x 7' 11" (2.73m x 2.41m)

A superior conservatory enjoying lovely aspects over the garden via uPVC double glazed windows, uPVC double glazed doors and ceiling light fan.

First Floor Landing

With access to boarded loft with light and power and incorporating a retractable ladder, radiator, coved ceiling and a panel door leads to:

Bedroom One 13' 10" max x 10' 4" (4.22m max x 3.14m)

With a uPVC double glazed window to front elevation, radiator, coved ceiling, fitted wardrobes incorporating railing and shelving, over stairs cupboard and a panel door leads to:



En-Suite Shower Room

Recently enhanced with a shower cubicle, WC, pedestal wash basin, uPVC double glazed window, radiator and part tiled walls.

Bedroom Two 11' 2" x 9' 4" (3.41m x 2.84m)

With a uPVC double glazed window to front elevation, radiator, coved ceiling and fitted wardrobes incorporating railing and shelving.

Bedroom Three 8' 2" x 10' 7" (2.48m x 3.22m)

With a uPVC double glazed window to rear elevation with partial view to the Church, radiator, coved ceiling and fitted wardrobes incorporating railing and shelving.

Bedroom Four 8' 4" x 11' 3" (2.53m x 3.42m)

With a uPVC double glazed window to rear elevation, radiator, coved ceiling and fitted wardrobes incorporating railing and shelving.



Bathroom

With a panelled bath incorporating shower tap, WC, pedestal wash basin, uPVC double glazed window, part tiled walls and radiator.

Externally

The rear gardens enjoy lovely aspects and are enclosed and sheltered within wooden fencing with an abundance of mature plants, shrubs and raspberry bushes. The garden benefits from all day sunshine, paved patio areas, ornamental fountain, raised vegetable bed and a path leads from the side to the front.

Tenure

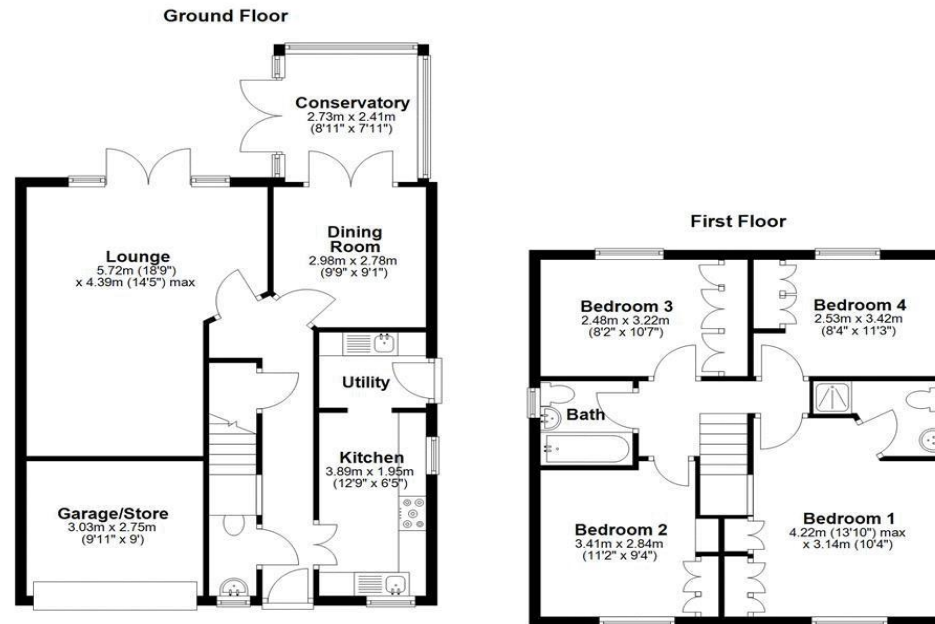
Freehold.

Services

All main services are connected (not tested by Cheshire Lamont).

Directions

From Nantwich town centre proceed south along Wellington Road. After passing Brine Leas School turn left at the traffic lights and take the first left onto Burnell Close where the property is located slightly to the right hand side.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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