



36 Corbetts Close, Wistaston CW2 8GN

CHESHIRE
LAMONT



An immaculately presented superior modern four bedroom detached family home in a premium position upon a sought after select estate providing delightfully appointed stylish accommodation of great appeal with lovely south facing gardens and woodland aspects, long driveway, detached garage, solar panels and a large range of superior features. Available for early completion.

- An exceptionally well appointed modern detached family home
- Upon a small select sought after estate in a most convenient location
- In a fine position enjoying large south facing rear gardens and with woodland aspects
- Delightfully appointed and presented to a high standard
- Four bedrooms, ensuite to master bedroom and family bathroom
- Superbly appointed reception with panelling, lounge, sitting room/study, cloakroom
- Attractive high quality flooring, fully appointed living family dining kitchen
- Long driveway and detached garage with overhead storage provision
- Many additional features and low energy costs via solar panels
- Lovely surroundings and location nearby to Bentley Motors and Nantwich
- Viewing highly recommended

Agents Remarks

This immaculate property is ideally situated close to a variety of lovely park walks to Joey The Swan, Bluebell Woods and Queens Park and to the historic town of Nantwich and Crewe mainline railway station. The house has been enhanced to an exceptional standard both internally and externally with a delightful large garden benefitting from south facing aspects and providing woodland views. The garden incorporates an extensive composite deck and large maintenance free evergreen lawn. The property



has been substantially improved throughout and incorporates a range of appealing features. We highly recommend an early viewing.

Reception Hall

A beautifully appointed reception hallway benefiting from tiled flooring throughout, part panelled walls, dado rail, oak railed staircase ascending to first floor, radiator with thermostat and a panelled door leads to:

Large Cloakroom 7' 7" x 3' 7" (2.31m x 1.09m)

With wash basin, tiled splash back, radiator with thermostat, WC, part panelled wall, and new uPVC double glazed window with tiled sill.

From the Reception Hall a panelled door leads to:

Study/Sitting Room 9' 6" x 7' 7" (2.89m x 2.31m)

With a uPVC double glazed window to front elevation, radiator with thermostat and high quality grey oak flooring.

From the Reception Hall a panelled door leads to:

Lounge 13' 10" x 10' 7" (4.21m x 3.22m)

A well appointed lounge with a PVC double glazed window to front elevation, radiators with thermostats, half panelled walling and high quality herringbone wood block effect flooring.

From the Reception Hall a glazed door with glazed side panel leads to:

Open Plan Living Family Dining Kitchen 23' 5" x 11' 4" (7.13m x 3.45m)

Kitchen Area

Comprehensively appointed with a superb range of high quality base and wall mounted units incorporating tall kitchen cupboard bank incorporating fridge freezer, integrated double electric ovens, four ring hob beneath attractive chimney canopy, integrated dishwasher, Quartz working surfaces with Quartz upstands, new uPVC double glazed window overlooking rear gardens, radiator with thermostat, tiled flooring and double panelled doors lead to a utility cupboard with base unit, plumbing for washing machine and vent for tumble dryer beneath shelving.

Dining Area

With panelled walling and new uPVC double glazed two panel bi-folding doors to rear gardens affording outstanding aspects over woodland and south west facing countryside beyond.



Large First Floor Landing

With an attractive staircase incorporating carpet rods, radiator with thermostat, access to loft, dado rail, panelled door to built in airing cupboard with lagged cylinder and a panelled door leads to:

Master Bedroom 12' 10" x 10' 3" (3.91m x 3.12m)

With a uPVC double glazed window, radiator with thermostat, part panelled walls and a panelled door leads to:

Ensuite Shower Room 6' 8" x 6' 6" (2.03m x 1.98m)

With a large walk in shower cubicle, wash basin, WC, uPVC double glazed window to front elevation and chrome radiator.

Bedroom Two 10' 4" x 10' 3" (3.15m x 3.12m)

With a uPVC double glazed window to front elevation and radiator with thermostat.

Bedroom Three 12' 10" x 8' 6" (3.91m x 2.59m)

With a uPVC double glazed window to rear elevation providing lovely aspects over woodland and countryside to the south and radiator with thermostat.

Bedroom Four 7' 7" x 6' 11" (2.31m x 2.11m)

With a uPVC double glazed window providing great views over open countryside and radiator with thermostat.

Family Bathroom 7' 7" x 6' 11" (2.31m x 2.11m)

With pedestal wash basin, WC, walk in shower cubicle with full height glazed screen and tiled enclosure, part tiled walls, panelled bath, attractive flooring uPVC double glazed window and chrome radiator.

Externally

A long driveway leads to the side of the property providing parking space for three vehicles and leads to a detached garage. From the side of the property a paved path leads to a wooden gate, sheltered and screened by wooden fencing, then leading to a large rear garden which is delightfully landscaped and incorporates a large composite deck providing all day sunshine. Solar panels are situated to the south facing roof elevation and adapted for battery storage if required.

Garage

With an up and over door, light, power and high overhead storage provision.

Floorplan

Please note the floorplan is a mirror image.



Tenure
Freehold.

Services
All main services are connected, solar panels (not tested by Cheshire Lamont).

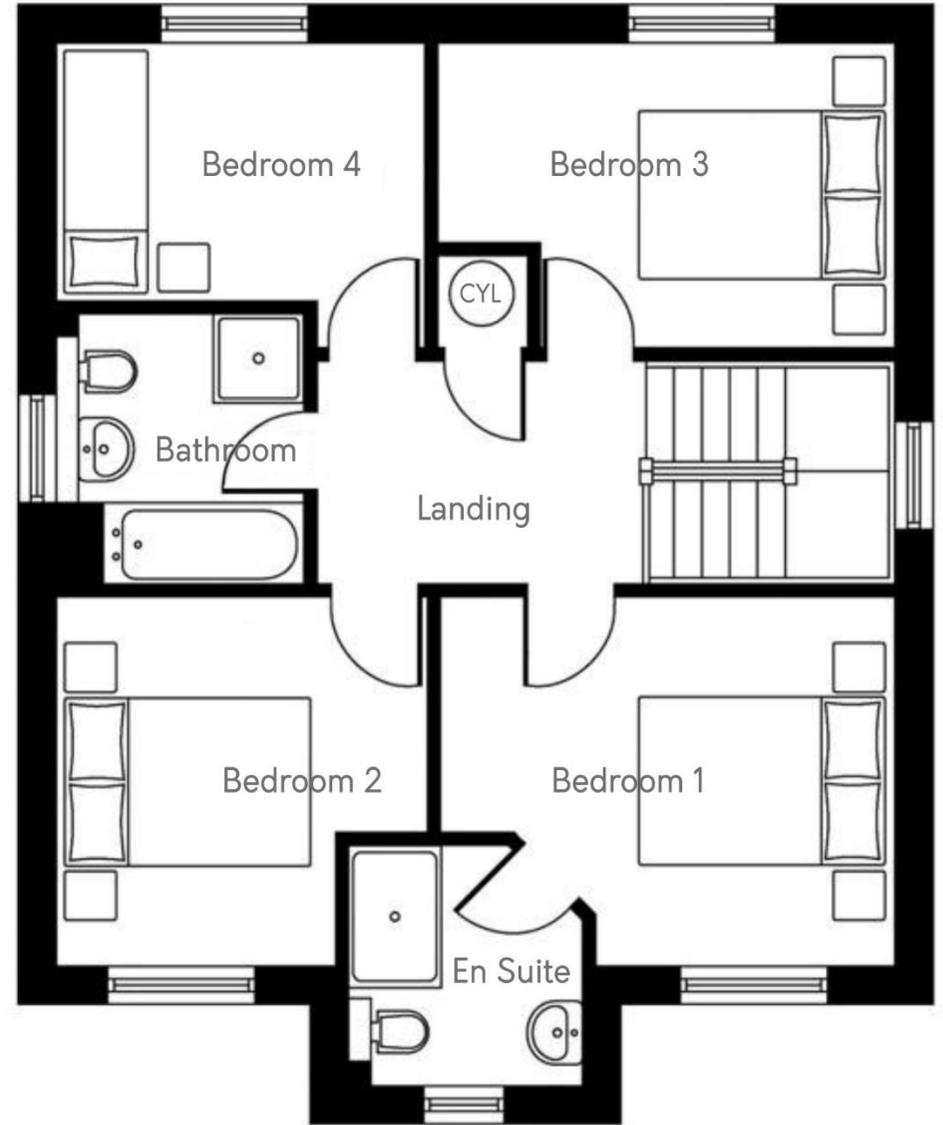
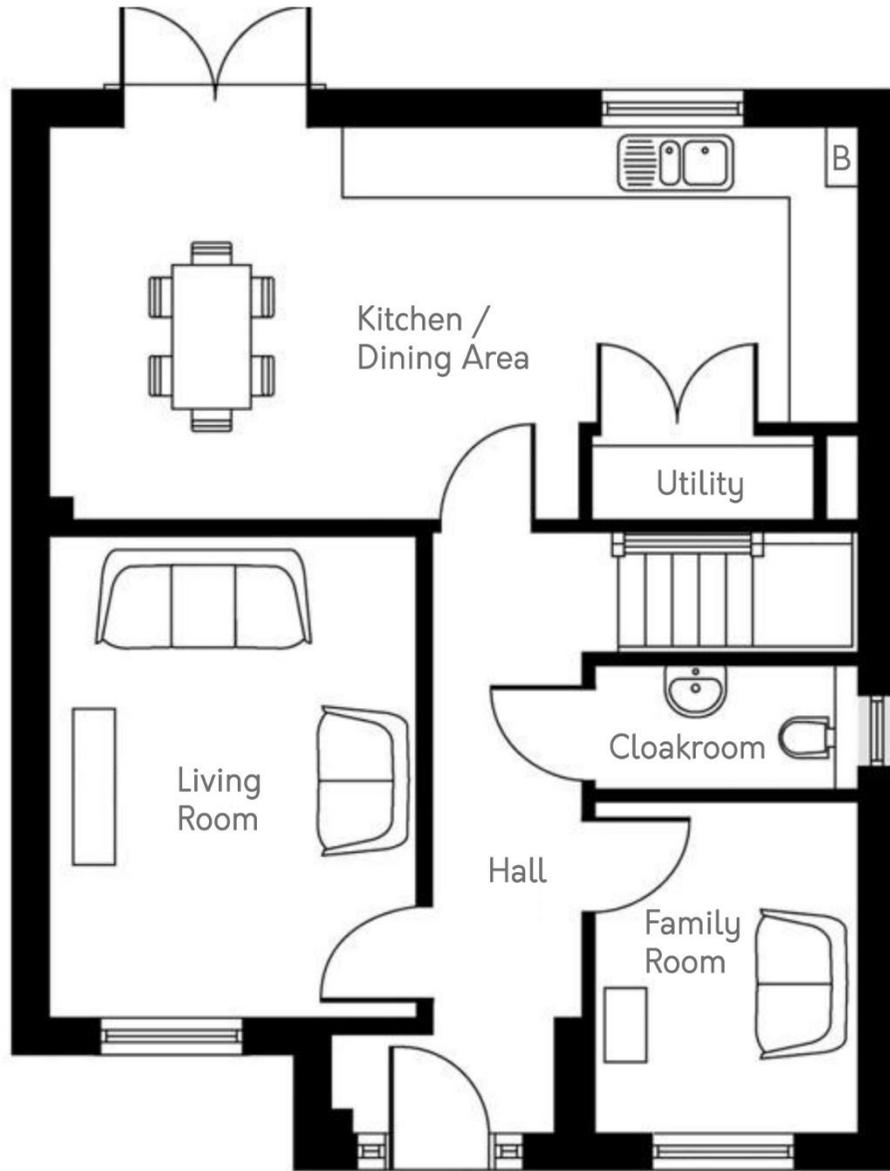
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side. Continue to the traffic lights at the Rising Sun Public House and turn right onto Wistaston Green Road. Take the second left turning into Corbetts Close and follow the road all the way round where the property is situated on the right hand side within the cul-de-sac.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441