



7 Tinkersfield, Stapeley, Nantwich CW5 7GY



A very well presented four bedroom bay fronted detached family home situated in a superb tranquil and secure position upon the highly regarded Stapeley Estate providing well arrayed, spacious accommodation and benefiting from a private enclosed garden, driveway and detached double garage. Viewing highly recommended.

- A spacious four bedroom modern detached house
- Standing in a corner position within a tranquil cul-de-sac upon the popular Stapeley Estate
- Close to highly regarded junior and senior schooling and to facilities for day-to-day requirements
- Providing well presented accommodation
- Benefiting from a lovely enclosed private rear garden, driveway and detached double garage
- Spacious reception hall with lovely aspects to a superb garden room/orangery
- Large family dining kitchen, cloakroom and lounge with windows to three elevations
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

Stapeley is highly regarded for its nearby facilities including excellent junior schooling, senior schooling, a popular public house, takeaways and a Co-op store. The property is within easy walking distance of the town centre which 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

The property stands within a corner position with a slate path leading through lawned gardens to a sectional double glazed door allowing access to:

Spacious Reception Hall

A lovely entrance to the property with superb aspects through the orangery to the rear garden, staircase ascending to first floor galleried landing, coved ceiling, under stairs cupboard and a double doors lead to:



Large Open Plan Family Dining Kitchen 26' 8" x 12' 5" (8.12m x 3.78m)

Kitchen Area

With a superb range of shaker style base and wall mounted units, peninsular dining counter, attractive working surfaces, NEFF built-in electric oven with grill beneath, gas hob with filter canopy over, NEFF integrated dishwasher, integrated fridge and freezer, wall mounted cupboard incorporating a Baxi gas fired central heating boiler, one and a half bowl sink with mixer tap, plumbing for washing machine, uPVC double glazed window overlooking rear garden, double glazed door to outside and open access leads to:

Family/Dining Area

A lovely bright area with a uPVC double glazed box bay window to front elevation and coved ceiling.

From the Reception Hall a door leads to:

Cloakroom

With a pedestal wash basin, WC and uPVC double glazed window. From the Reception Hall feature glazed doors with full height glazed windows to either side lead to:

Orangery/Garden Room 10' 2" x 16' 11" (3.10m x 5.16m)

A superior extension to the property with uPVC double glazed windows, uPVC double glazed doors to garden, lantern roof incorporating remote controlled windows, speaker points, ceiling speakers, tiled floor with underfloor heating and a uPVC double glazed window to Lounge.

From the Reception Hall double doors lead to:

Lounge 18' 11" x 10' 9" (5.77m x 3.28m)

A spacious, light reception room with a uPVC double glazed window to front elevation, 2 uPVC double glazed windows to side elevation, uPVC double glazed window to Orangery and coved ceiling.

First Floor Galleried Landing

With a door to airing cupboard incorporating a pressurised cylinder system with shelf over, access to loft, uPVC double glazed window to front elevation and a door leads to:

Master Bedroom 10' 10" x 10' 4" (3.30m x 3.15m)

With a uPVC double glazed window to front elevation, two double built-in wardrobes with railing and shelving and a door leads to:

En-Suite Shower Room

With a shower cubicle, WC, vanity wash basin with cupboards beneath, part tiled walls, shelving and a uPVC double glazed window.



Bedroom Two 13' 1" x 10' 0" (3.98m x 3.05m)

With a uPVC double glazed window to front elevation and large built-in wardrobe incorporating railing and shelving.

Bedroom Three 13' 0" x 10' 0" (3.96m x 3.05m)

With a uPVC double glazed window to rear elevation overlooking the garden and large built-in wardrobe incorporating railing and shelving.

Bedroom Four 10' 4" x 9' 6" (3.15m x 2.90m)

With a uPVC double glazed window to rear elevation overlooking garden and door to over-stairs storage cupboard.

Modern Family Bathroom 9' 11" x 5' 8" (3.02m x 1.73m)

A contemporary bathroom with "P" shaped bath incorporating rain shower over and glazed screen, WC, vanity wash basin with a range of cupboards beneath, chrome towel radiator and uPVC double glazed window.



Externally

The property occupies a lovely corner position in a wonderful quiet location with a detached double garage and a generous driveway providing excellent parking facilities. The rear garden is sheltered and contained within neat wooden fencing with a lawned garden area, an Indian stone paved patio and path, external tap and a wooden gate to the side allows access to the driveway.

Detached Double Garage 18' 1" x 16' 5" (5.51m x 5.00m)

With twin up and over doors, light, power, overhead storage facilities and a personal door to side.

Tenure

Freehold.

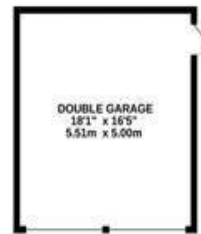
Services

All main services are connected.

Directions

From Nantwich town centre proceed out of the town along Wellington Road towards Audlem. Turn left at the traffic lights along Peter De Staplegh Way and left at the next traffic lights into Pear Tree Fields. Continue for 400 yards and Tinkersfield is on the right hand side.

GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 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.

46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

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