



5 Deane Court, Stapeley, Nantwich CW5 7JG

CHESHIRE
LAMONT

A superbly positioned and deceptively spacious modern townhouse standing in a quiet select courtyard setting in a well regarded location close to good schooling and to Nantwich town centre. The property provides well arrayed accommodation over three floors with a low maintenance rear courtyard garden, large shed and two allocated parking spaces. NO CHAIN. Viewing recommended.

- A deceptively spacious modern three bedroom townhouse
- Situated in a lovely position upon a tranquil courtyard setting
- Providing well presented accommodation over three floors
- Benefiting from a low maintenance courtyard garden and two allocated parking spaces
- Reception hall, fully appointed breakfast kitchen and cloakroom
- Spacious lounge with feature fire and superb conservatory
- Second floor master bedroom with large contemporary en-suite shower room
- Two first floor bedrooms and family bathroom with separate shower
- NO CHAIN

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 historic town centre of Nantwich.

Property Details

A covered canopy porch with a high quality composite door allows access to:

Reception Hall

With oak effect plank flooring, coved ceiling, door to under stairs storage cupboard with power, staircase ascending to first floor, uPVC double glazed window to front elevation and a door leads to:

Breakfast Kitchen 15' 1" x 7' 9" (4.6m x 2.36m)

With a lovely range of shaker style base and wall mounted units, pantry cupboard, attractive working surfaces, breakfast counter with open aspects to the lounge, built-in electric oven with induction hob and filter canopy over, integrated fridge and freezer, integrated washing machine, wall mounted cupboard incorporating a Worcester gas fired



central heating boiler, plumbing for dishwasher, sink with mixer tap, tiled flooring and a uPVC double glazed window to front elevation.

From the Reception Hall a door leads to:

Cloakroom

With a pedestal wash basin, WC, tiled flooring and extractor fan.

From the Reception Hall a door leads to:

Lounge 14' 11" x 11' 8" (4.55m x 3.56m)

With a wall mounted remote controlled electric fire, oak effect plank flooring, open aspects to the Kitchen and uPVC double glazed doors with uPVC double glazed windows to either side lead to:

Superb Conservatory/Garden Room

With uPVC double glazed windows to three elevations incorporating "perfect fit" blinds overlooking the garden, electric heater, oak effect plank flooring and uPVC doors to rear elevation.

First Floor Landing

With a uPVC double glazed window to front elevation, doors to double wardrobe with railing and shelving, staircase ascending to second floor and a door leads to:

Bedroom Two 14' 11" x 9' 1" (4.55m x 2.77m narrowing to 2.60m)

A very spacious room with two uPVC double glazed windows to rear elevation incorporating fitted plantation shutters and a superb range of fitted wardrobes with railing and shelving and fitted mirror to front.

Modern Bathroom

Beautifully appointed with a tiled bath incorporating shower tap, large walk-in shower enclosure with rain shower, WC, pedestal wash basin, half tiled wall, tiled flooring, chrome towel radiator, uPVC double glazed window and extractor fan.

Bedroom Three 8' 8" x 8' 6" (2.64m x 2.6m)

With a uPVC double glazed window to front elevation providing lovely aspects over the courtyard area.

Second Floor Landing

With a door to cupboard incorporating a pressurised cylinder system and a door leads to:

Master Bedroom 18' 0" x 12' 9" (5.49m x 3.89m)

A superb, spacious room with large Velux window incorporating a remote controlled blind, superb range of fitted wardrobes with railing and shelving and a door leads to:



Large En-Suite Shower Room

With a large walk-in shower enclosure with rainfall shower over, WC, pedestal wash basin, chrome towel radiator, tiled flooring, uPVC double glazed window, part tiled walls and access to partially boarded loft with retractable ladder.

Rear Garden

The property benefits from a delightful low maintenance paved courtyard garden with an extensive, versatile shed with light and power and a lovely covered seating area to the side. A further covered area stands to the side of the Conservatory for further storage if required. Double gates lead from the side of the garden to the communal car park that provides two parking spaces for No. 5.

Tenure

Freehold with a £90 annual charge for the maintenance of the parking spaces.

Services

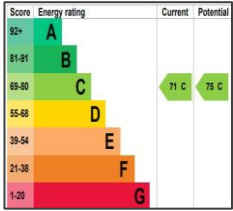
All main services are connected. Outside water tap to the front of the property. Not tested by Cheshire Lamont.

Viewings

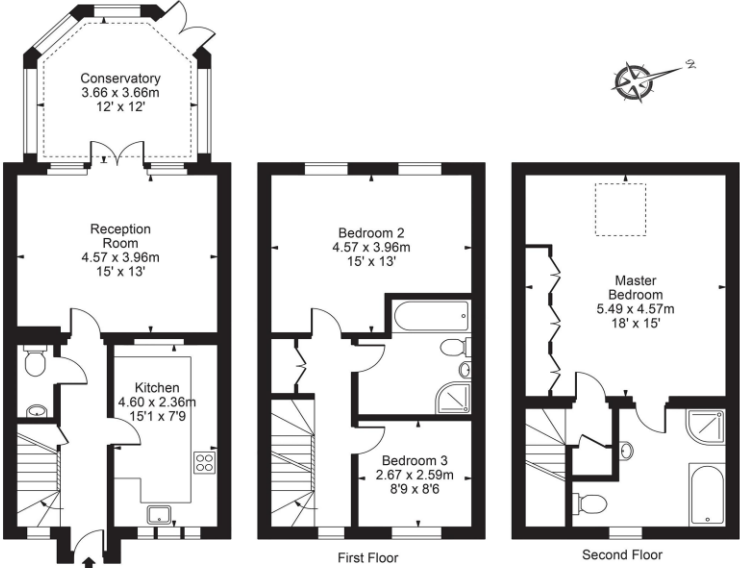
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Road and at the traffic signals turn right onto Ellwood Way. At the next set of traffic signals turn right onto Old London Road, right onto Newland Way and left onto Deane Court. The property can be located on the left hand side as you approach the entrance to the car parking area.



Deane Court, CW5
Approx. Gross Internal Area 1454 Sq Ft - 135.08 Sq M



This floorplan is for identification purposes only and is not intended to form part of any offer or contract. All measurements are approximate and should not be relied upon for fixtures or furnishings. measured according to RICS guidelines. Produced by www.propertyshots.co.uk

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