



100 Colleys Lane, Willaston CW5 6NT

CHESHIRE
LAMONT

A spacious bow fronted three bedroom detached bungalow situated upon a rural lane nearby to Nantwich, standing in extensive private gardens to 0.2 of an acre with open fields to both the front and rear affording significant further potential with a range of attractive features, long driveway, double garage and workshop. NO CHAIN. Viewing recommended.

- A spacious bow fronted three bedroom detached bungalow
- Offering substantial further potential enhancement
- Enjoying lovely views over open fields to the front and rear
- Situated on a rural lane nearby to Willaston village and historic Nantwich
- Benefiting from a long driveway, double garaging and workshop
- Standing in a generous established garden plot
- Porch, reception hall and cloakroom
- Living room, dining kitchen and conservatory
- Three double bedrooms and shower room
- NO CHAIN

Agents Remarks

This spacious bungalow offers great potential and stands on the periphery of Willaston village and Nantwich. Willaston provides junior schooling, shops and facilities that provide for day to day requirements and is a short distance away from historic Nantwich. 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

The property enjoys an elevated position behind walled lawned front gardens with a driveway leading through the gardens to parking and garaging at the rear. An enclosed porch with a uPVC double glazed door leads to a sectional glazed door allowing access to:

Reception Hall

A spacious hall with coved ceiling, two built-in storage cupboards, hinged access to loft and a door leads to:



Living Room 19' 11" x 12' 6" (6.07m x 3.82m)

A well appointed, spacious reception room with a uPVC double glazed bow window to front elevation providing lovely aspects, exposed feature brick wall, fireplace and wall light points.

From the Reception Hall a door leads to:

Open Plan Dining Kitchen 19' 11" x 12' 2" max (6.06m x 3.70m max)

Dining Area

With a uPVC double glazed window to side elevation and open access to:

Kitchen

Fully appointed with a superb range of base and wall mounted units, attractive working surfaces, peninsular dining counter with display cupboards over, four ring gas hob with extractor over, built-in electric oven, sink with mixer tap, uPVC double glazed window overlooking rear gardens and a door leads to:

Conservatory 13' 3" x 8' 10" (4.05m x 2.69m)

With full height uPVC double glazed windows and doors overlooking the established rear gardens providing superb aspects.

From the Reception Hall a door leads to:

Master Bedroom 12' 5" x 11' 5" (3.79m x 3.48m)

With a uPVC double glazed bow window to front elevation.

From the Reception Hall a sectional glazed door leads to:

Shower Room 9' 5" x 5' 11" (2.87m x 1.80m)

With WC, pedestal wash basin, large walk-in shower cubicle, airing cupboard, tiled flooring and uPVC double glazed window.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin and a uPVC double glazed window.

From the Reception Hall a door leads to:

Bedroom Two 11' 11" x 9' 11" (3.63m x 3.03m)

With a uPVC double glazed window to rear elevation.

From the Reception Hall a door leads to:

Bedroom Three 11' 11" x 8' 11" (3.63m x 2.71m)

With a uPVC double glazed window to Conservatory and fitted bedroom furniture.



Potential First Floor 39' 10" x 29' 8" (12.15m x 9.04m)
Potential versatile space for conversion subject to required planning permission.

Externally

The property enjoys wonderful aspects over open fields to the front with a path leading through the lawned gardens to the house. A long driveway leads from the side to the rear providing superb further parking provision. The extensive established lawned rear gardens incorporate an extensive patio, large detached hobby workshop, shed, detached garage, outside WC and enjoy lovely views over open countryside.

Workshop 23' 11" x 11' 7" (7.30m x 3.52m)
With double doors to front, high overhead storage provision, light, power and side personal door.

Detached Double Garage 17' 2" x 15' 3" (5.22m x 4.64m)
With double doors to front, tiled pitched roof and a personal door to side.

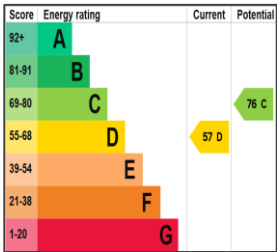
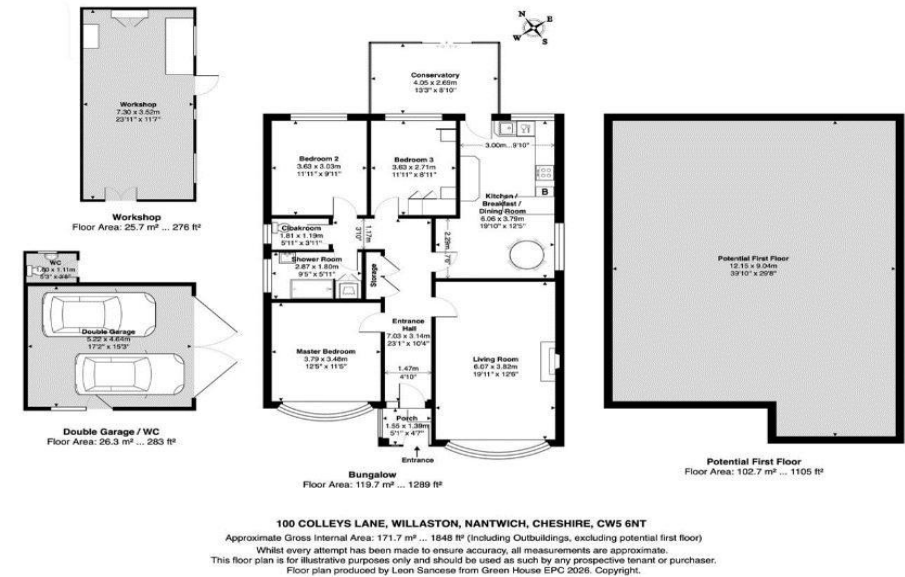
Outside WC
With wash basin and WC.

Tenure
Freehold.

Services
All main services are connected. Septic tank drainage (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich town centre proceed towards Sainsburys along Barony Road and turn right at the traffic lights along Middlewich Road. Proceed over the Sainsburys roundabout towards Crewe for 1/4 of a mile and turn right into Colleys Lane. The property is situated on the left hand side.



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.

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