



4 Olney Place, Henhull, Nantwich CW5 6XU

CHESHIRE  
LAMONT



A superbly presented modern four bedroom detached family home situated within the highly regarded Kingsbourne development nearby to the town centre providing well arrayed accommodation and benefiting from a private enclosed rear garden, double width driveway and single garage. Viewing highly recommended. NO CHAIN.

- A four bedroom modern detached family home
- Providing well presented and arrayed accommodation throughout
- Situated within the highly regarded Kingsbourne development
- Within walking distance of the town centre and lovely canal-side walks
- Enclosed rear garden, double width driveway and single garage
- Reception hall, lounge, cloakroom
- Spacious dining kitchen and utility room
- Master bedroom with en-suite shower room, three further bedrooms and family bathroom
- NO CHAIN

#### 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A double width driveway stands to the front of the property and leads to a single garage. A covered canopy porch incorporates a uPVC double glazed composite door allowing access to:



### Reception Hall

A lovely entrance to the property with a staircase ascending to first floor, high quality grey oak effect plank flooring, radiator and a door leads to:

### Lounge 16' 10" x 11' 2" (5.14m x 3.41m)

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

From the Reception Hall a door leads to:

### Dining Kitchen 14' 10" x 13' 9" (4.53m x 4.20m)

A spacious kitchen with a superb range on shaker style base and wall mounted units, quartz working surfaces with complimentary upstands, built-in double electric oven, four ring gas hob with chimney extractor over, integrated dishwasher, integrated fridge and freezer, one and a half bowl sink with mixer tap, uPVC double glazed doors to rear garden with full height uPVC double glazed windows to either side, recessed ceiling lighting, high quality grey oak effect plank flooring, radiator and a door leads to:

### Utility Room 9' 10" x 5' 8" (3.00m x 1.72m)

With a shaker style base unit incorporating single sink with mixer tap, quartz working surface, plumbing for washing machine, space for further appliance, door to deep under stairs cupboard, uPVC double glazed window to rear elevation, uPVC double glazed composite door to rear garden, high quality grey oak effect plank flooring, recessed ceiling lighting, radiator and a door leads to:

### Cloakroom 5' 8" x 3' 7" (1.72m x 1.10m)

With a wall mounted wash basin, WC, high quality grey oak effect plank flooring, uPVC double glazed window, radiator and recessed ceiling lighting.

### First Floor Landing

With a uPVC double glazed window to rear elevation providing lovely aspects over parkland, radiator, door to cupboard incorporating a pressurized cylinder system with immersion, access to loft space and a door leads to:

### Master Bedroom 13' 2" x 11' 2" (4.02m x 3.41m)

With a uPVC double glazed window to front elevation, radiator, fitted wardrobes incorporating railing and shelving and a door leads to:

### En-Suite Shower Room 6' 10" x 5' 1" (2.09m x 1.56m)

With a wide shower enclosure, WC, wall mounted wash basin, uPVC double glazed window, chrome towel radiator, recessed ceiling lighting, high quality grey oak effect plank flooring and extractor fan.





**Bedroom Two 10' 11" x 10' 6" (3.33m x 3.21m)**

With a uPVC double glazed window to rear elevation providing lovely aspects over parkland and radiator.

**Bedroom Three 12' 6" x 10' 11" (3.82m x 3.33m)**

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

**Bedroom Four 10' 9" x 10' 3" (3.27m x 3.13m)**

With a uPVC double glazed window to rear elevation enjoying lovely aspects over parkland and radiator.

**Family Bathroom 7' 5" x 6' 8" (2.26m x 2.03m)**

With a panelled bath incorporating shower over, WC, wash basin, chrome towel radiator, high quality grey oak effect plank flooring, recessed ceiling lighting and uPVC double glazed window.

**Externally**

A lawned garden area stands to the front of the property and a pedestrian gate to the side leads to the rear garden. The rear garden is sheltered and bordered by high wooden panel fencing and benefits from a lawned garden area and a paved patio. Double width driveway and single garage.

**Garage 19' 11" x 10' 1" (6.07m x 3.08m)**

With an up and over door, wall mounted Worcester gas fired central heating boiler, light, power and an EV charging point.

**Floorplan**

Please note the floorplan is a mirror image of this property.

**Tenure**

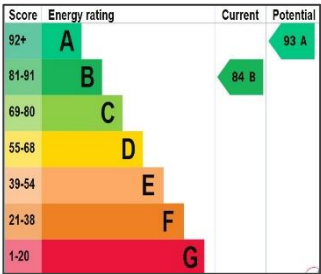
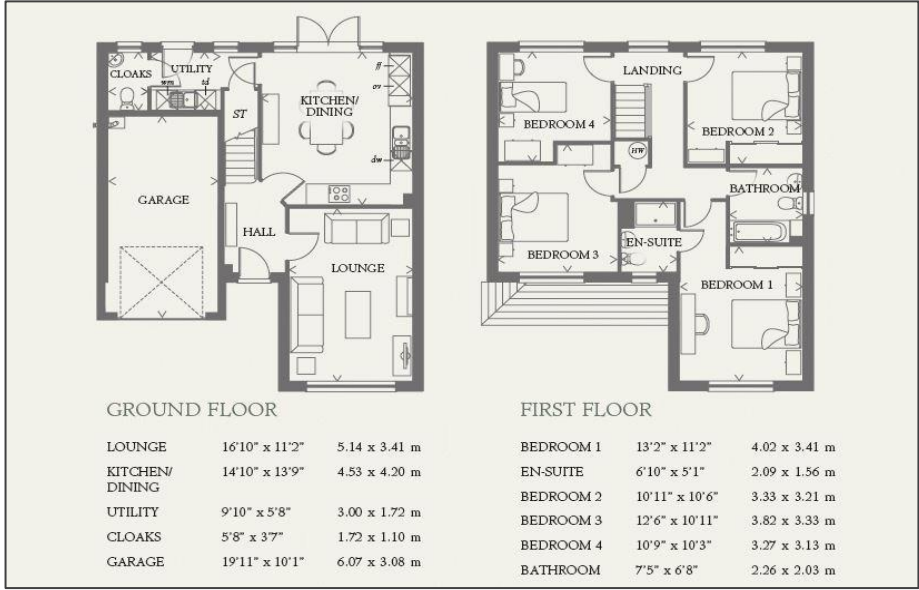
Freehold.

**Services**

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

**Directions**

Proceed along Waterlode, continue straight over the lights and turn right at the next set of lights by Nantwich Football Ground onto Reaseheath Way. Turn left onto Richard Gibson Way, left onto Camp Hill Drive and left onto Olney Place where No.4 is situated on the right 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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