



38 Middlewich Road, Nantwich CW5 6HL

CHESHIRE
LAMONT



A superior and most spacious contemporary styled four bedroom detached family home of exceptional calibre and design in a fine and sought after location nearby to historic Nantwich providing delightfully appointed accommodation of significant appeal with superb features. Viewing highly recommended.

- An impeccably appointed and extended superior modern detached house
- Delightfully designed and styled throughout to the highest calibre
- Standing in a tree-lined avenue with south west facing lawned rear gardens incorporating patio areas
- Extensive driveway, attractive front gardens and store garage
- In a sought after location nearby to Nantwich town centre with lovely surrounding aspects
- Incorporating outstanding fixtures and features
- Luxurious vaulted open plan living family dining kitchen with bi-folding doors to rear gardens
- Attractive reception hall, lounge, study, utility room and cloakroom
- Master bedroom with luxurious en-suite, three further bedrooms and contemporary family bathroom
- Viewing highly recommended

Agents Remarks

This stylish home has been carefully and comprehensively enhanced throughout to provide a superb contemporary living environment and incorporates significant quality and design along with an array of delightful features such as close casement windows, luxurious bathrooms and attractive floorings. The stunning vaulted open plan extension incorporates an incredible granite topped dining island within the impeccably appointed kitchen with two sets of 3-panel bi-folding doors overlooking the attractive rear gardens. 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 handsome brick pillared gateway allows access over a cobble fronted pebble drive that leads to the front of the property and provides excellent parking facilities with an attractive lawned garden area benefiting from light pillars and established shrubs and trees, all bordered by fencing. A raised step ascends to a high quality uPVC double glazed composite door within full height opaque glazed side panels allowing access to:

Reception Hall

A beautiful spacious entrance to the property with an oak spindled and railed staircase ascending to first floor, contemporary radiator, attractive wood block effect vinyl tiled flooring, uPVC double glazed window to side and an oak door leads to:

Study/Playroom 10' 4" x 8' 7" (3.14m x 2.62m)

With uPVC double glazed windows to front elevation, wood block effect vinyl tiled flooring and radiator.

From the Reception Hall an oak door leads to:

Lounge 14' 1" x 13' 11" (4.28m x 4.24m)

Superbly appointed with uPVC double glazed windows to front elevation, column radiator, wood block effect vinyl tiled flooring and recessed ceiling lighting.

From the Reception Hall a sectional glazed oak door leads to:

Wonderful Open Plan Living Family Dining Kitchen 21' 3" x 29' 6" (6.47m x 8.99m)

An outstanding space with three zones.

Dining Area

With wood block effect vinyl tiled flooring, column radiator and open access to side hall.



Living Area

With superb aspects over the gardens and patio terrace via 3-panel bi-folding doors and wood block effect vinyl tiled flooring.

Outstanding Spacious Vaulted Kitchen

With electrically operated overhead Velux windows with rain sensors, 3-panel bi-folding doors and uPVC double glazed window to gable elevation. The kitchen is superbly appointed with a lovely range of high quality shaker style base and wall mounted units, attractive granite working surfaces, large central dining island incorporating cupboards and drawers beneath, underslung twin Belfast sink, Quooker tap, tall integrated fridge and freezer, integrated dishwasher, SMEG kitchen range with filter canopy over, integrated wine fridge, recessed ceiling lighting, wood block effect vinyl tiled flooring and built-in bluetooth speaker system.

From the Dining Area open access leads to:

Side Hall

With an opaque double glazed door to outside and an oak door leads to:

Utility Room

With wall mounted cupboard incorporating a Worcester Eco combination gas fired central heating boiler, base units, granite working surface, underslung Belfast sink with mixer tap, plumbing for washing machine, vent for tumble drier, under stairs recess for storage, wood block effect vinyl tiled flooring and recessed ceiling lighting.

From the Reception Hall an oak door leads to:

Cloakroom

With WC, wall mounted wash basin and recessed ceiling lighting.

First Floor Landing

With access to loft incorporating ladders and providing super potential for conversion if required, recessed ceiling lighting and an oak door leads to:

Master Bedroom 10' 7" x 13' 4" (3.22m x 4.06m)

With uPVC double glazed windows to rear elevation providing wonderful aspects over the gardens and established trees in the periphery, recessed ceiling lighting, radiator and an oak door leads to:

Luxurious En-Suite Shower Room

With a large walk-in shower tray, vanity wash basin incorporating drawers beneath, WC, recessed ceiling lighting, uPVC double glazed window and towel radiator.



Bedroom Two 11' 4" x 11' 11" (3.45m x 3.64m)

With uPVC double glazed windows to front elevation, recessed ceiling lighting and radiator.

Bedroom Three 13' 3" max x 8' 6" (4.04m max x 2.58m)

With uPVC double glazed windows to front elevation providing attractive aspects, recessed ceiling lighting and radiator.

Bedroom Four 8' 0" x 8' 6" (2.43m x 2.58m)

With uPVC double glazed windows to front elevation, recessed ceiling lighting and radiator.

Contemporary Family Bathroom 9' 1" x 8' 6" (2.78m x 2.58m)

Superbly appointed with a freestanding bath with shower tap stand to side, WC, vanity wash basin with cupboards beneath, large walk-in shower tray incorporating niche, uPVC double glazed window, recessed ceiling lighting and towel radiator.

Externally

The house stands in a fine tree-lined avenue off Middlewich Road amongst superior individual housing and benefits from a large front garden area with an attractive pillar-lit lawn and cobble edged driveway. The rear gardens benefit from lovely south west facing aspects and are contained within high quality fencing and incorporate extensive patio areas.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

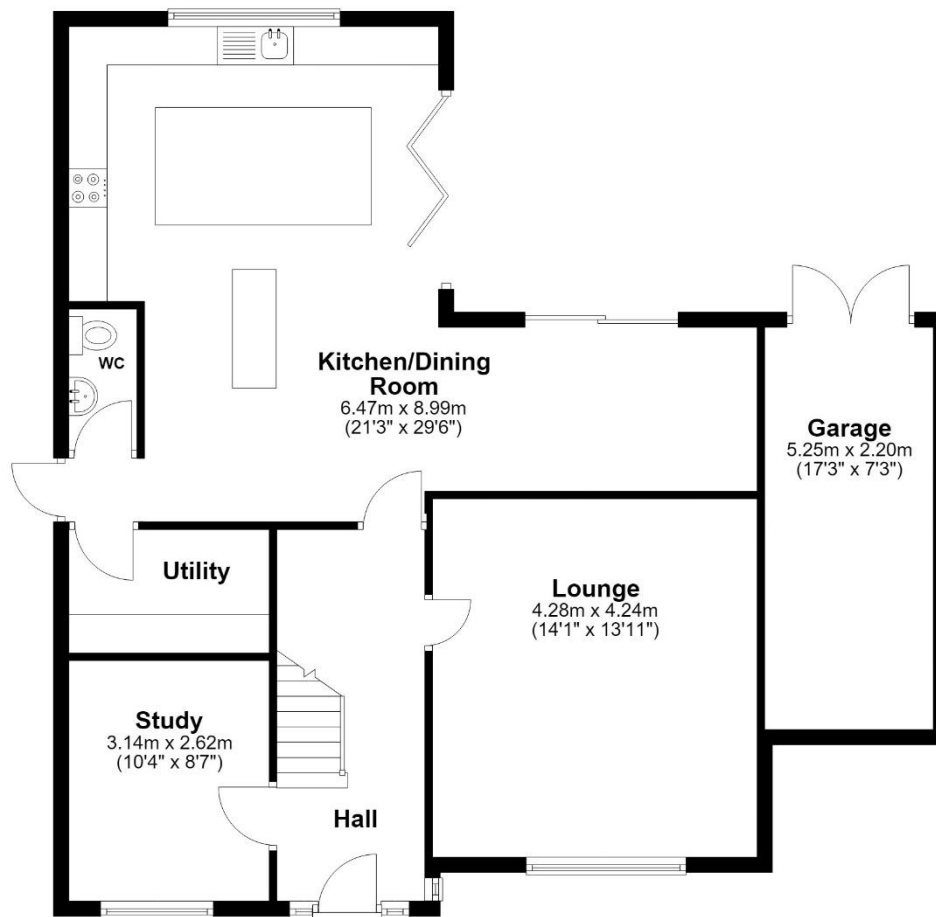
Directions

From Nantwich town centre proceed towards Sainsburys along Barony Road and turn right at the traffic lights along Middlewich Road. Prior to reaching the Sainsburys roundabout turn right into the tree-lined avenue and the property is on the right hand side.



Ground Floor

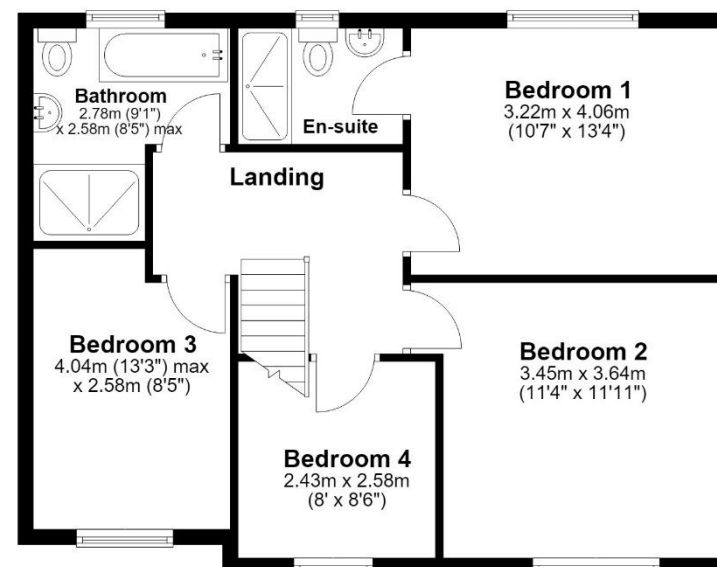
Approx. 94.1 sq. metres (1012.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



Total area: approx. 155.6 sq. metres (1675.2 sq. feet)



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