



CHESHIRE
LAMONT

7 Illidge Close, Cheerbrook Gardens, Willaston CW5 7SR



A spacious, superbly presented five bedroom modern detached family home situated upon the highly regarded Cheerbrook Gardens development on the periphery of the popular village of Willaston benefiting from a double width driveway, double attached garage and a delightful private established landscaped rear garden. Viewing highly recommended.

- A superb spacious modern detached family home
- Situated in a corner position within a highly regarded residential development on the periphery of Willaston village
- With delightful landscaped gardens incorporating a large raised slate terrace and summerhouse
- Double width driveway and double garaging
- Reception Hall, cloakroom, spacious dual aspect lounge
- Fully appointed open plan family dining kitchen and utility room
- Master bedroom with en-suite bathroom, bedroom two with en-suite shower room
- Three further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

This attractive and well designed modern detached family house was built to a high specification and stands in a prime position within the development, close to Willaston village. The Village benefits from a range of facilities and services for day to day requirements and is only a short distance from historic Nantwich.

Nearby 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 tarmac driveway stands to the front of the property and leads to an attached double garage with a pedestrian gate to the side allowing access to the spacious side garden area and to the enclosed rear gardens. A canopy porchway with courtesy light and sectional glazed composite door with glazed side panels leads to:

Reception Hall

With stairs ascending to first floor galleried landing, coved ceiling, radiator, security alarm panel, panel door to under stairs cupboard and a panel door leads to:

Cloakroom

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

From the Reception Hall a panel door leads to:

Lounge 22' 7" into bay x 11' 0" (6.88m x 3.36m)

A lovely spacious reception room with a uPVC double glazed box bay window to front elevation, coved ceiling, two radiators and uPVC double glazed doors overlooking delightful landscaped rear gardens.

From the Reception Hall a panel door leads to:

Open Plan Family Dining Kitchen 20' 7" max x 18' 11" max (6.28m x 5.76m)

Kitchen Area

Beautifully appointed with a superb range of shaker style base and wall mounted units, granite working surfaces, built-in double electric oven, five ring induction hob with filter canopy over, integrated dishwasher, integrated fridge, underslung one and a half bowl sink unit with mixer tap, uPVC double glazed window to side elevation, recessed ceiling lighting and open access to:

Dining/Living Area

With a uPVC double glazed window to rear elevation, coved ceiling, two radiators and uPVC double glazed doors providing lovely aspects over the gardens.



From the Kitchen Area a panel door leads to:

Utility Room

With base unit incorporating a single drainer sink unit with mixer tap, integrated fridge and freezer, plumbing for washing machine, space for further appliance, wall mounted cupboard incorporating an Ideal gas fired central heating boiler, central heating control panel and a uPVC double glazed door to side garden.

Spacious Galleried Landing

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

Master Bedroom 18' 4" max x 16' 6" (5.58m x 5.03m)

With two uPVC double glazed windows to front elevation, two radiators superb range of gloss-fronted built-in wardrobes and a panel door leads to:

En-Suite Bathroom

With a panel bath, large walk-in shower cubicle, pedestal wash basin, WC, recessed ceiling lighting, uPVC double glazed window part tiled walls and chrome towel radiator.

Bedroom Two 10' 3" max x 11' 5" (3.13m x 3.49m)

With a uPVC double glazed window to rear elevation, radiator, gloss fronted built-in wardrobes and a panel door leads to:

En-Suite Shower En-Suite

With a large walk-in shower enclosure, pedestal wash basin, WC, part tiled walls, uPVC double glazed window, recessed ceiling lighting and chrome towel radiator.

Bedroom Three 9' 1" x 11' 0" (2.78m x 3.36m)

With a uPVC double glazed window to front elevation, radiator and gloss fronted built-in wardrobes.

Bedroom Four 10' 9" x 11' 0" max (3.27m x 3.35m)

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

Bedroom Five 6' 9" x 9' 5" (2.06m x 2.87m)

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

Family Bathroom

With panel bath, shower enclosure, pedestal wash basin, WC, part tiled walls, uPVC double glazed window, recessed ceiling lighting and chrome towel radiator.



Externally

The property stands in a corner position with a double width tarmac driveway that leads to an attached double garage. A pedestrian gate allows access to an extensive slate side garden, ideal space for extension if required. The beautifully private established landscaped rear gardens benefit from an abundance of well stocked flower beds and borders with an artificial lawn area, porcelain paved pathways and a large raised slate patio terrace that enjoys all day and evening sunshine. The property further benefits from a useful summerhouse.

Tenure

Freehold subject to a yearly estate charge (ask Agent for details).

Services

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

Directions

From Nantwich follow the A51 along London Road to the roundabout at the A500 and take the 2nd exit onto Cheerbrook Road. Continue along Cheerbrook Road and turn left into Cheerbrook Gardens where the property is situated on the left hand side.







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