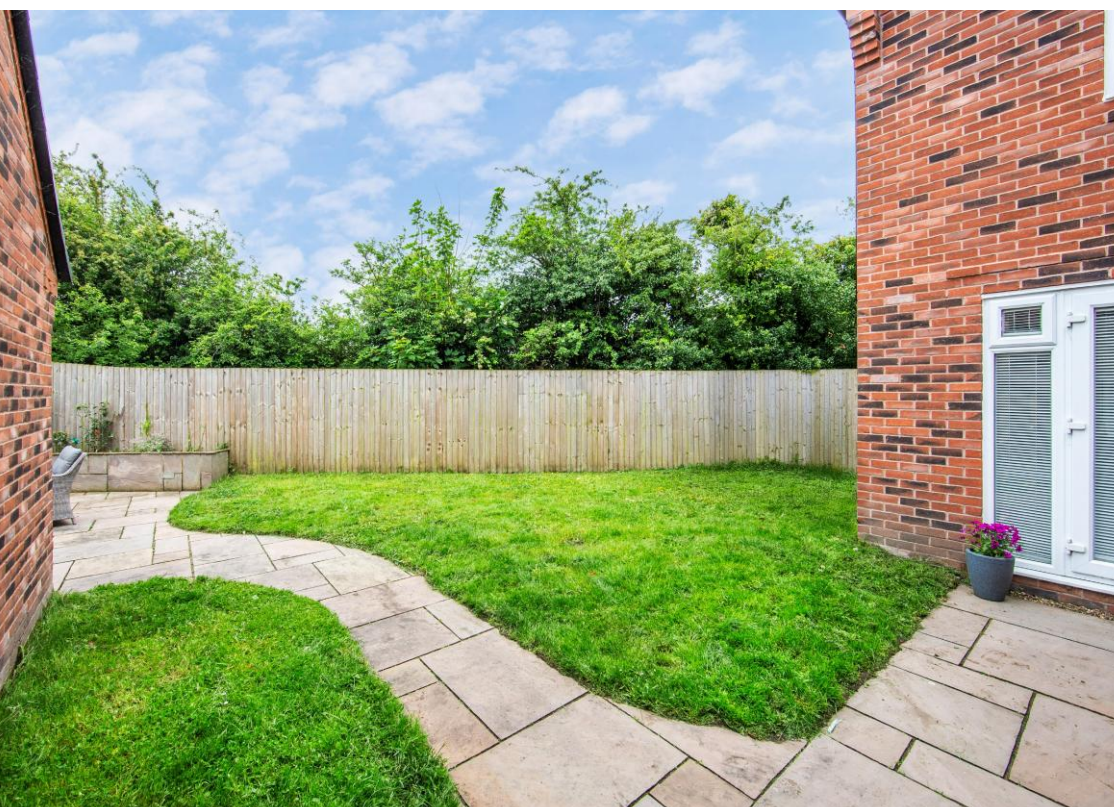




25 Thalia Avenue, Stapeley Water Gardens, Nantwich CW5 7RZ

CHESHIRE
LAMONT



A superbly positioned four bedroom modern detached family home standing in one of the most private plots on the highly regarded Stapeley Gardens development providing well arrayed and presented accommodation and benefiting from an enclosed south facing rear garden, excellent parking facilities and a double garage. Viewing highly recommended.

- A well presented four bedroom modern detached family home
- Situated in a superb position upon the highly regarded Stapeley Gardens development
- Nearby to excellent junior and senior schooling and to local amenities for day-to-day requirements
- Benefiting from a private approach, extensive driveway and double garaging
- A delightful enclosed south facing rear garden with Indian stone patio
- Reception hall, well appointed lounge with illuminated media wall and study
- Fully appointed family dining kitchen with doors to rear garden, utility room and cloakroom
- Master bedroom with en-suite, three further bedrooms and a family bathroom
- Enjoying lovely aspects to the front over an extensive green area
- Viewing highly recommended

Agents Remarks

This well designed two storey four bedroom family home stands in a prominent position upon the highly regarded Stapeley Gardens development and was constructed to a very high standard by David Wilson Homes, renowned national builders providing well designed and arrayed accommodation throughout. The house is nearby to highly regarded junior and senior schooling, local facilities and only a short distance away from Nantwich town centre.

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

The property stands behind an extensive green area with a private approach leading from the road to a double width driveway and to a detached double garage. A paved path leads from the front of the property to a sectional double glazed door allowing access to:

Reception Hall

A lovely entrance to the property with Amtico flooring, staircase ascending to first floor, double doors to cloaks cupboard, under stairs area and a door leads to:

Family Dining Kitchen 14' 0" x 15' 6" (4.26m x 4.72m)

Dining Area

With uPVC double glazed bay window to front elevation enjoying lovely aspects over the green area, Amtico flooring and open access leads to:

Kitchen Area

With a superb range of gloss fronted base and wall mounted units, attractive dark wood effect working surfaces, built-in double electric oven, five ring gas hob with filter canopy over, integrated dishwasher, integrated fridge and freezer, cupboard incorporating Ideal gas fired central heating boiler, one and a half bowl sink with shower tap, uPVC double glazed doors with full height uPVC double glazed windows to either side overlooking rear garden and a door leads to:

Utility Room 6' 5" x 5' 4" (1.95m x 1.62m)

With gloss fronted wall units, base units, plumbing for washing machine, space for further appliance, Amtico flooring and a double glazed door to outside.

From the Reception Hall a door leads to:



Lounge 18' 5" x 12' 2" (5.61m x 3.71m)

A beautifully appointed reception room with a contemporary media wall incorporating tv niche and illuminated shelving niches, a uPVC double glazed bay window to side elevation and uPVC double glazed doors with full height uPVC double glazed windows to either side overlooking gardens.

From the Reception Hall a door leads to:

Cloakroom 6' 4" x 3' 2" (1.93m x 0.96m)

With a pedestal wash basin, WC, half tiled walls, Amtico flooring and uPVC double glazed window.

From the Reception Hall a door leads to:

Study 9' 1" x 9' 3" (2.77m x 2.82m)

With a uPVC double glazed window to front elevation.

First Floor Landing

With a door to airing cupboard incorporating a pressurised cylinder system, access to loft, and a door leads to:

Master Bedroom 17' 5" x 12' 3" (5.30m x 3.73m)

A spacious room with a uPVC double glazed window to front and garden elevations, range of fitted wardrobes and a door leads to:

En-Suite Shower Room 5' 8" x 6' 10" (1.73m x 2.08m)

With a wide walk-in shower cubicle, pedestal wash basin, WC, towel radiator, half tiled walls and a uPVC double glazed window.

Bedroom Two 14' 7" x 9' 4" (4.44m x 2.84m)

With a uPVC double glazed window to front elevation, over-stairs cupboard and fitted wardrobes.

Bedroom Three 11' 6" x 10' 9" (3.50m x 3.27m)

With a uPVC double glazed window to front elevation.

Bedroom Four 13' 4" x 8' 11" (4.06m x 2.72m)

With a uPVC double glazed window to rear elevation providing lovely aspects over the gardens.

Family Bathroom 8' 10" x 6' 7" (2.69m x 2.01m)

With a panelled bath, shower cubicle, pedestal wash basin, WC, half tiled walls, towel radiator and uPVC double glazed window.

Garage

With twin up and over doors, light and power.



Externally

The property is situated in a superb position upon the development and benefits from a private approach that leads to the house and enjoys an extensive green area to the front. The house stands behind hedging with a good size lawned area that continues to the side. The south facing rear garden benefits from all day and evening sunshine with a lawned garden area, paved paths and a lovely Indian stone paved patio terrace bordered by raised Indian stone flower beds. The garden is very private and is sheltered by wooden panel fencing with a gate allowing access to the driveway.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

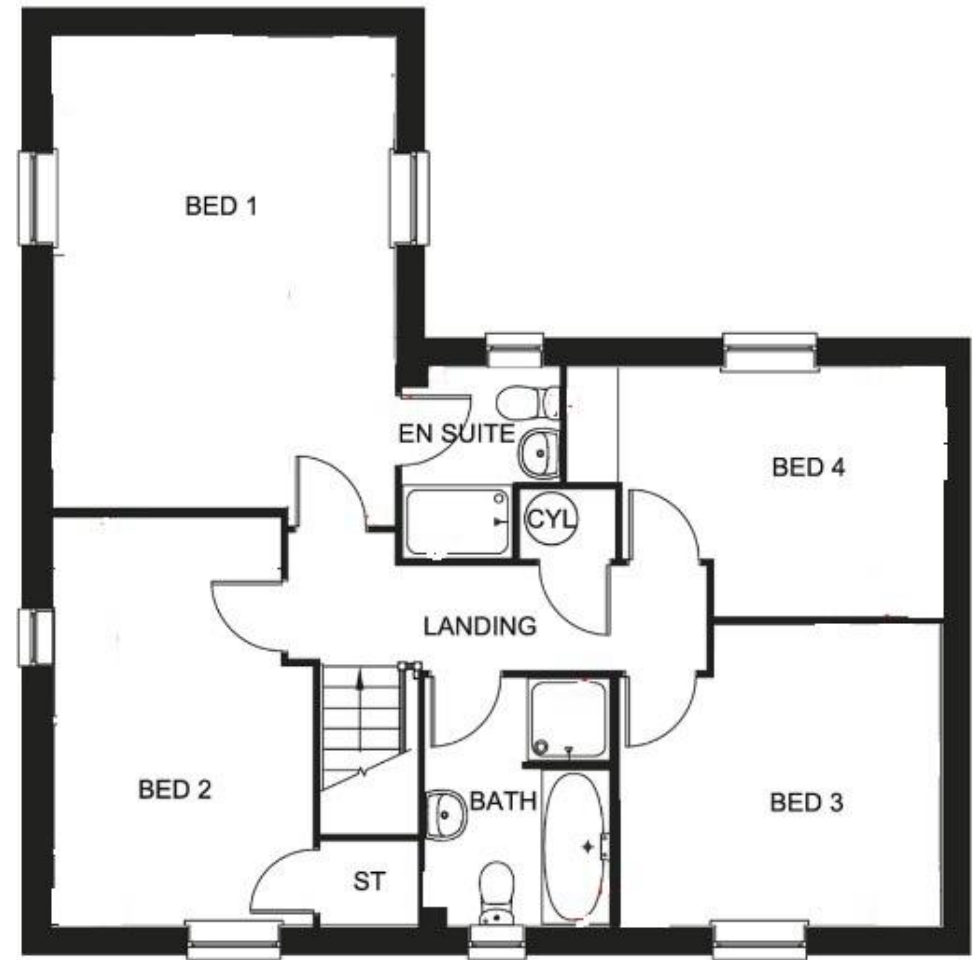
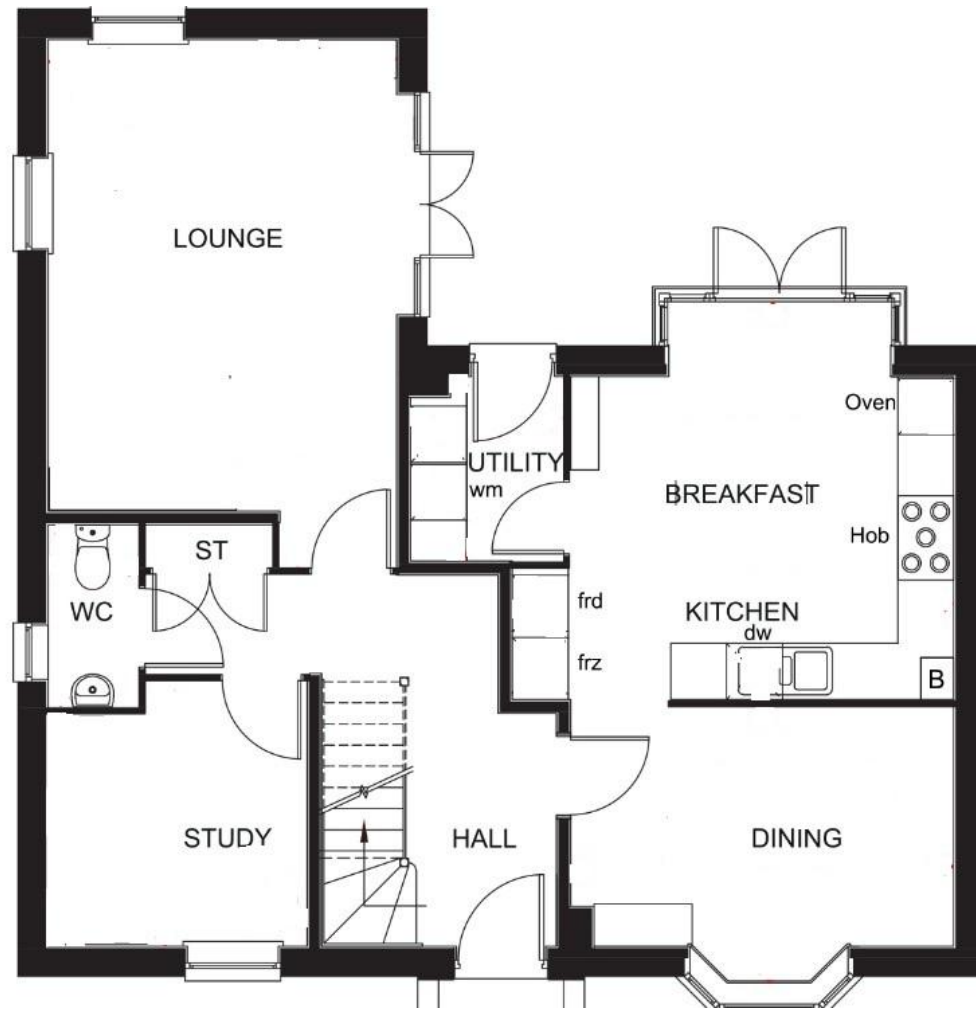
Directions

Proceed out of Nantwich along London Road over the level crossing and at the first set of traffic lights turn right. After a further 300 yards at the next set of traffic lights turn left onto the A51 London Road towards Bridgemere and after approximately 100 yards turn right onto the Stapeley Gardens Estate on Winterberry Way. Continue along the road and take the fourth right turning onto Thalia Avenue where the property is situated on the left hand side down a private drive.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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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