



12 Mount Drive, Nantwich CW5 6JF

CHESHIRE  
LAMONT

A highly individual and delightfully presented 1950's bay fronted period detached house in a most sought after location within Nantwich affording superb features and character and benefiting from a large driveway, attractive established rear gardens and a detached garage. Viewing highly recommended.

- Standing in a most sought after position nearby to Nantwich town centre
- A handsome bay fronted three bed roomed detached house
- With delightful surrounding aspects, large driveway, and garage
- Within lovely established lawned gardens
- Providing great character with original period features and contemporary elements
- Three first floor bedrooms, luxurious en-suite and family bathroom
- Large lounge with gas fired log burner and patio doors, bay fronted dining room and utility/cloakroom
- Fully appointed breakfast kitchen and open plan to sunroom/garden room
- Viewing highly recommended

#### Agents Remarks

This superb detached 1950's bay fronted house occupies one of the finest positions in this prestigious location and benefits from delightful surrounding aspects and lovely views to the rear. The house incorporates excellent original period features and has been elegantly appointed to a very high standard throughout. The gardens to the rear are attractively established with a range of specimen trees and plants. The property is a short distance 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 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

Stone capped brick gateways with a low stone capped wall stands to the front of the property allowing access to an attractive gravel driveway providing excellent parking facilities. The gravel drives continues to the side of the house to a detached garage. UPVC double glazed doors lead to:



### Enclosed Porch

With tiled floor, and a handsome oak panelled door with a sectional uPVC double glazed window to side allows access to:

### Reception Hall

A beautiful entrance to the property with herringbone wood block floor, staircase ascending to first floor galleried landing, coved ceiling and a sectional glazed door leads to:

### Lounge 23' 9" x 11' 11" (7.23m x 3.62m)

Superbly appointed with lovely aspects to two elevations via a uPVC double glazed window to front and uPVC double glazed doors to the rear, recessed fireplace inset within chimney breast incorporating a gas fired log burning stove upon a tiled hearth and coved ceiling.

From the Reception Hall a sectional glazed door leads to:

### Dining Room 11' 11" max x 10' 11" (3.64m max x 3.33m)

With a uPVC double glazed bay window to front elevation, handsome fireplace surround incorporating attractive log burner inset within chimney breast, fitted shelving, coved ceiling and picture rail.

From the Reception Hall a sectional glazed door leads to:

### Breakfast Kitchen 18' 0" x 10' 11" (5.49m x 3.33m)

Comprehensively appointed with a superb range of high quality oak fronted base and wall mounted units, built-in wine rack, granite working surfaces, AGA kitchen range, twin underslung sinks with mixer tap, niche for fridge freezer, plumbing for dishwasher, contemporary radiators, tiled flooring, recessed ceiling lighting, double glazed door to outside and open access leads to:

### Wonderful Sunroom/Garden Room 8' 6" x 10' 3" (2.60m x 3.13m)

Enjoying lovely aspects over the gardens via full height uPVC double glazed windows and doors, roof light and recessed ceiling lighting.

From the Reception Hall a sectional glazed door leads to:

### Utility/Cloakroom

With plumbing for washing machine, sink, wall mounted gas fired central heating boiler, WC and uPVC double glazed window.

### First Floor Landing

With recessed niche window to front elevation and an oak door leads to:

### Master Bedroom 13' 0" x 9' 10" (3.95m x 2.99m)

Beautifully appointed with a uPVC double glazed box bay window to front elevation, uPVC double glazed window to side elevation, fitted wardrobes and a door leads to:



### En-Suite Shower Room

With a corner fitted shower cubicle, wall mounted wash basin, WC, full width fitted wardrobes, tiled flooring, recessed ceiling lighting and two uPVC double glazed windows.

### Bedroom Two 11' 11" x 10' 6" (3.63m x 3.19m)

With a uPVC double glazed bay window to front elevation.

### Bedroom Three 15' 2" max x 10' 4" max (4.62m max x 3.15m max)

An extended bedroom with a uPVC double glazed window to rear elevation providing lovely aspects and full height fitted wardrobes.

### Family Bathroom

With a freestanding bath, corner fitted shower cubicle, WC, wall mounted vanity wash basin with drawers beneath, tiled flooring, recessed ceiling lighting and two uPVC double glazed windows.

### Gardens

The property benefits from an extensive driveway, garage and pleasant established front garden area. The lawned gardens to the rear enjoy lovely aspects and are contained and sheltered within high fencing and mature specimen trees. Driveway and detached garage.

### Detached Garage

With electrically operated roller door to front, light, power and window to side.

### Tenure

Freehold.

### Services

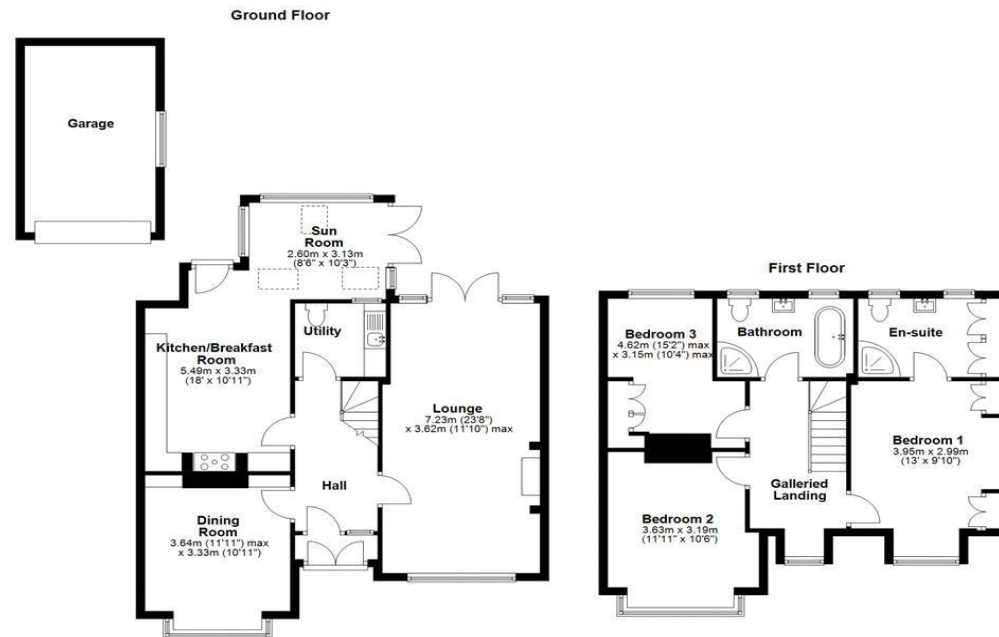
All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed along Crewe Road out of Nantwich and turn first left onto Mount Drive. The property is on the right hand side.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk. Copyright Plan produced using PlanUp.



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