



7 Westgate Park, Hough CW2 5GY

CHESHIRE
LAMONT



A superbly appointed, spacious four bedroom detached residence standing within a small select tranquil close benefiting from fine surrounding aspects and providing elegantly appointed accommodation throughout with most attractive features. Double width driveway, single garage and established rear garden with mature woodland views. NO CHAIN. Viewing highly recommended.

- A modern four bedroom detached family home
- In a corner position within a lovely tranquil close
- Appointed and presented throughout to the highest of standards
- Situated in a highly sought after village nearby to historic Nantwich
- Double width driveway, garaging and an enclosed lawned rear garden with lovely aspects over woodland
- Reception hall, snug, gym/home office/playroom, living room and cloakroom
- Superbly appointed open plan family dining kitchen and utility room
- Master bedroom with en-suite and bedroom two with en-suite
- Two further bedrooms and contemporary family bathroom
- NO CHAIN
- Viewing highly recommended

Agents Remarks

The village of Hough is highly regarded for its range of housing, White Hart public house and nearby shops and services. The popular villages of Shavington and Wybunbury are just a short distance and provide a further range of public houses, handy convenience stores and a post office. The village is well situated and surrounded by delightful countryside and close to highly regarded Junior and Senior schooling. Leisure pursuits including golf at Wychwood Park and the historic market town of Nantwich is a short distance away. Nantwich is a charming market town



within 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.

Property Details

The property is fronted by a double width driveway leading to a single integral garage and a paved path approaches a recessed porch with a high quality uPVC triple glazed composite door with a uPVC triple glazed side panel allowing access to:

Reception Hall 17' 1" x 11' 3" (5.21m x 3.42m)

A delightful entrance to the property with a spindle staircase ascending to first floor, coved ceiling, radiator, door to under stairs storage cupboard, doors to built-in double cupboard incorporating shelving, oak effect flooring and a door leads to:

Snug 9' 5" x 8' 8" (2.88m x 2.65m)

With a uPVC triple glazed window to front elevation, coved ceiling, oak effect flooring, access to roof space, full height fitted wardrobe incorporating railing and shelving and radiator.

From the Reception Hall a door leads to:

Gym/Home Office/Playroom 16' 3" x 7' 9" (4.95m x 2.36m)

With a uPVC triple glazed window to front elevation, fitted wardrobe with shelving to side, radiator, oak effect flooring, recessed ceiling lighting and coved ceiling.

From the Reception Hall a door leads to:

Cloakroom 5' 2" x 2' 9" (1.57m x 0.85m)

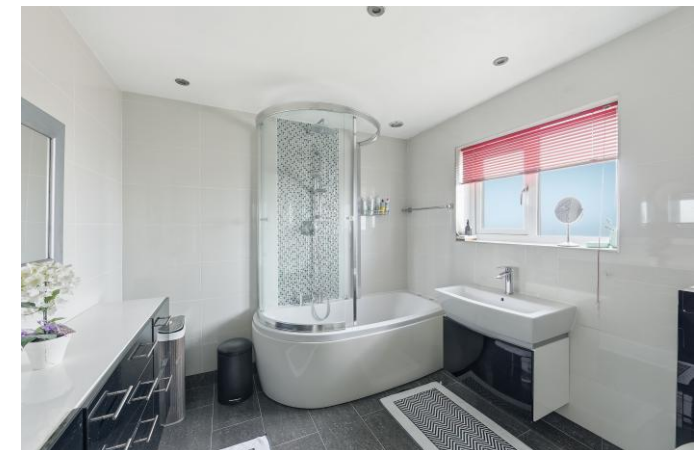
With a wall mounted wash basin, WC, half tiled walls, tiled flooring and extractor fan.

From the Reception Hall double doors lead to:

Living Room 17' 7" x 11' 8" (5.35m x 3.55m)

Beautifully appointed with coved ceiling, radiator, uPVC triple glazed doors with full height uPVC triple glazed windows to either side enjoying lovely aspects over the rear garden and woodland beyond and oak effect flooring.

From the Reception Hall a door leads to:



Open Plan Family Dining Kitchen 21' 0" x 13' 5" max (6.39m x 4.08m max)

Dining/Family Area

With attractive aspects over the rear garden and timber decked terrace via uPVC triple glazed double doors, porcelain tiled flooring, coved ceiling and open access to:

Kitchen Area

Comprehensively equipped with a superb range of high quality base and wall mounted units, attractive granite working surfaces, single drainer one and a half bowl enamel sink with mixer tap, kitchen range beneath filter canopy, part tiled walls, porcelain tiled flooring, contemporary column radiator, uPVC triple glazed windows to rear elevation overlooking garden, coved ceiling and a door leads to:

Utility Room 6' 0" x 5' 1" (1.82m x 1.54m)

With a tall cupboard, wall mounted units, plumbing for washing machine, dishwasher, porcelain tiled flooring, part tiled walls, uPVC triple glazed door to outside and uPVC triple glazed window.

First Floor Landing

With a uPVC triple glazed window to front elevation, access to spacious loft incorporating retractable ladder, radiator, double doors to airing cupboard and a door leads to:

Master Bedroom 17' 2" x 11' 9" (5.22m x 3.57m)

Superbly appointed with a semi-vaulted ceiling, uPVC triple glazed feature arched window to front elevation, radiator, attractive flooring and a door lead to:

En-Suite Shower Room 7' 6" x 3' 10" (2.29m x 1.17m)

With a shower cubicle, vanity wash basin upon stand incorporating cupboard beneath, WC, tiled flooring, fully tiled walls, uPVC triple glazed window, and radiator.

From the Landing a door leads to:

Bedroom Two 12' 7" x 8' 8" (3.84m x 2.65m)

With a uPVC triple glazed window to rear elevation, radiator, attractive flooring, coved ceiling and a door leads to:

En-Suite Shower Room (2) 8' 7" x 2' 11" (2.61m x 0.88m)

With a shower cubicle, WC, vanity wash basin with cupboard beneath, fully tiled walls, tiled flooring, radiator and uPVC triple glazed window.

From the Landing a door leads to:



Bedroom Three 13' 3" x 8' 5" (4.03m x 2.56m)

With a uPVC triple glazed window to rear elevation enjoying aspects over woodland, radiator, attractive flooring and coved ceiling.

From the Landing a door leads to:

Bedroom Four/Study 9' 9" x 8' 3" (2.97m x 2.52m)

With a uPVC triple glazed window to rear elevation, coved ceiling and radiator.

From the Landing a door leads to:

Contemporary Family Bathroom 9' 2" x 8' 4" (2.80m x 2.55m)

Gloriously appointed with a corner fitted bath incorporating shower over, vanity wash basin incorporating drawer beneath, WC, range of drawer units, fully tiled walls, tiled flooring, recessed ceiling lighting, uPVC triple glazed window and chrome towel radiator.

Externally

The property benefits from an attractive corner plot upon a select close with a lawned garden area to the front a double width driveway providing parking facilities which leads to a single garage. The rear garden can be accessed from either side of the property and enjoys woodland aspects, a lawned garden area and timber decked terrace.

Single Garage 16' 6" x 8' 2" (5.02m x 2.49m)

With remote controlled roller door to front, light, power and an external EV charging point.

Tenure

Freehold.

Services

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

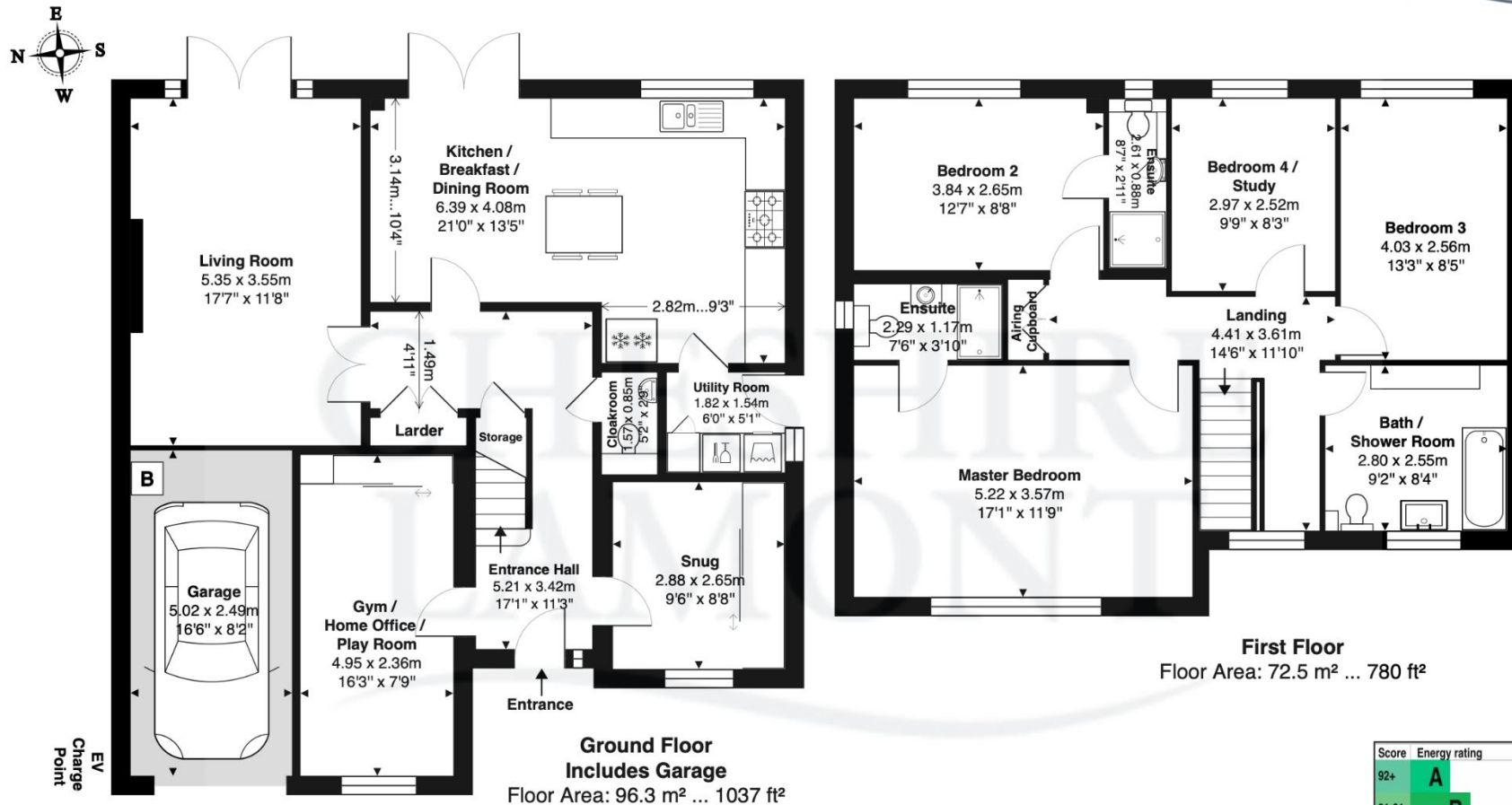
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed to the roundabout at the A500 and turn right towards Wybunbury and Betley. Proceed through the Traffic lights at Shavington and continue into Hough village. After passing the White Hart pub on the right turn right into Cobbs Lane. Continue for approximately 200 yards and Westgate Park is on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 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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