



“The Conifers”, Common Lane, Betley CW3 9AL

**CHESHIRE
LAMONT**

A superb opportunity to acquire a highly individual modern two bedroom detached bungalow within the centre of Betley village providing delightfully designed and arrayed accommodation with lovely surrounding aspects and benefiting from easy maintenance gardens, extensive driveway and attached garage NO CHAIN for early completion. Viewing highly recommended.

- A highly individual bay fronted modern detached bungalow
- Providing well designed and arrayed accommodation
- Enjoying lovely surrounding aspects over the delightful and highly sought after village of Betley
- Benefiting from low maintenance gardens, extensive driveway and attached garage
- Reception hall, bay fronted lounge/dining room and dining kitchen
- Master bedroom with en-suite shower room
- Further double bedroom and shower room
- NO CHAIN
- Viewing highly recommended

Agents Remarks

Betley is a most highly regarded village in North Staffordshire close to the Cheshire border and provides a shop and post office, renowned public houses, junior schooling and a church. The village is surrounded by delightful countryside providing a range of leisure pursuits.

Property Details

The property enjoys an elevated position set back from a tranquil country lane within the centre of Betley village and is fronted by attractive established hedging and mature holly trees. A sweeping driveway provides parking facilities to the front and leads to the side of the property to a further parking area and attached garage. A path from the drive continues to a handsome leaded and stained glass panel door allowing access to:

Reception Hall

A delightful entrance to the property with high coved ceiling, handrail, radiator, oak effect flooring and a sectional glazed door leads to:



Lounge 11' 11" max x 13' 8" (3.62m max x 4.17m)

Beautifully appointed with lovely south facing aspects over the village centre via a sectional double glazed bay window to front elevation, radiator, high coved ceiling, attractive fireplace incorporating a living flame effect fire within marble surround and double glazed sectional window to side elevation.

From the Reception Hall a sectional glazed door leads to:

Dining Kitchen 10' 7" x 10' 0" (3.23m x 3.05m)

Wonderfully appointed with a superb range of base and wall mounted units, pantry cupboards, attractive working surfaces, single drainer one and a half bowl sink unit with mixer tap, built-in electric oven, four ring gas hob with filter canopy over, plumbing for washing machine, integrated fridge and freezer, tile effect flooring, radiator, sectional stable door to side elevation, double glazed window to front elevation, part tiled walls and recessed ceiling lighting.

From the Reception Hall a door leads to:

Master Bedroom 10' 3" max x 14' 2" (3.12m max x 4.33m)

With a sectional double glazed window to rear elevation, radiator, Karndean flooring, two built-in double wardrobes incorporating railing and shelving and a door leads to:

En-Suite Shower Room

With a shower enclosure, pedestal wash basin, WC, part tiled walls, double glazed window, recessed ceiling lighting and radiator.

From the Reception Hall a door leads to:

Shower Room

With a corner fitted shower cubicle incorporating electric shower over, pedestal wash basin, WC, part tiled walls, door to cupboard incorporating railing and shelving, radiator and double glazed window.

From the Reception Hall a door leads to:

Bedroom Two 10' 4" x 8' 7" (3.14m x 2.62m)

With a double glazed window to side elevation and radiator.

Externally

The property benefits from a private low maintenance rear garden, bordered by walling and fencing with a door to an outside WC and a gate allowing access to a visitor parking area.



WC

With wash basin, window and WC.

Garage 16' 6" x 7' 11" (5.04m x 2.41m)

With remote controlled roller door, Velux window and personal door to rear garden.

Tenure

Freehold.

Services

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

Viewings

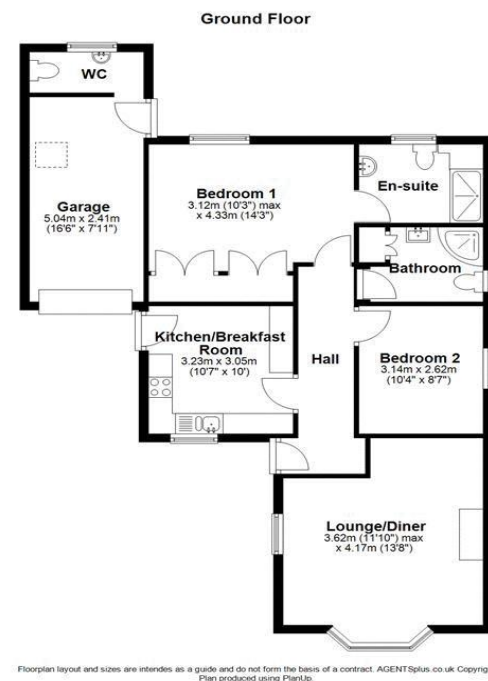
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme proceed past Wychwood Park and continue for two miles into Betley Village. Turn right along Common Lane and the bungalow is the first property on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 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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