



2 St. Lawrence Court, Nantwich - CW5 5PB

Guide Price **£329,500**



in association with



2 St. Lawrence Court

Nantwich

A HIGH SPECIFICATION, SEMI-DETACHED HOUSE WITH A SOUTH FACING REAR GARDEN IN A GREAT POSITION, 500 YARDS FROM NANTWICH TOWN CENTRE

DESCRIPTION

The property comprises an elegant, modern semi detached home of brick construction beneath a newly fitted tiled roof, approached via an impressive block paved driveway providing parking for up to five vehicles. It has been comprehensively renovated and extended to an exceptional standard, including a full rewire, complete replumbing, a bespoke new kitchen, luxurious new bathroom, and professionally soundproofed internal walls. The ground floor has been thoughtfully extended to incorporate a downstairs WC, a separate utility room, bespoke built in storage solutions, and new flooring throughout, complemented by carpets to the upper level. Beautifully reimagined, the accommodation offers three generous double bedrooms and approximately 950 sq ft of sophisticated living space. Abundant natural light enhances the outstanding open plan kitchen/breakfast/dining/living room, which forms a superb centrepiece—crafted with quality materials and designed for modern living. Externally, the property enjoys a south facing garden, complete with new outdoor lighting for the drive and garden, creating an inviting setting for relaxation and entertaining. Viewing is highly recommended to fully appreciate the quality and finish of this exceptional home.



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Nantwich

LOCATION & AMENITIES

The property is situated 500 yards 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. 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 several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APPROXIMATE DISTANCES

Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 4 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

DIRECTIONS - CW5 5PB



SUMMARY

Entrance Hall, Kitchen/Breakfast/Dining/Living Room, Utility Room, Cloakroom, Landing, Three Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Double Glazed Aluminium bi-folding doors, Parking Space for up to five cars, Gardens.

ENTRANCE HALL

Oak veneered floor, to be found throughout the ground floor accommodation, composite entrance door, cloaks cupboard.

KITCHEN/BREAKFAST/DINING/LIVING ROOM

23' 1" x 18' 11" (7.04m x 5.77m)

Double glazed aluminium bi-folding doors to patio and garden, inset lighting, two double glazed windows, stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven, microwave and four burner ceramic hob unit with extractor hood above, integrated refrigerator, freezer and dishwasher.

UTILITY ROOM

8' 2" x 6' 11" (2.49m x 2.11m)

Understairs store.

CLOAKROOM

5' 5" x 3' 3" (1.65m x 0.99m)

White suite comprising low flush W/C and vanity unit with inset hand basin.

FIRST FLOOR

Landing

MASTER BEDROOM

13' 10" x 8' 10" (4.22m x 2.69m)

BEDROOM NO. 2

10' 11" x 9' 10" (3.33m x 3.00m)

BEDROOM NO. 3

9' 2" x 9' 1" (2.79m x 2.77m)



BATHROOM

9' 6" x 5' 10" (2.90m x 1.78m)

White suite comprising panel bath with hand held shower, low flush W/C and vanity unit with inset hand basin, shower cubicle with rain head shower and hand held shower.

OUTSIDE

Block paved car parking area to the front for up to 5 cars. Exterior lighting for the drive and garden. Outside tap. Block paved path to side.

GARDENS

The South facing rear garden is lawned with raised border and a full width block paved patio. New fencing surrounding the property.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

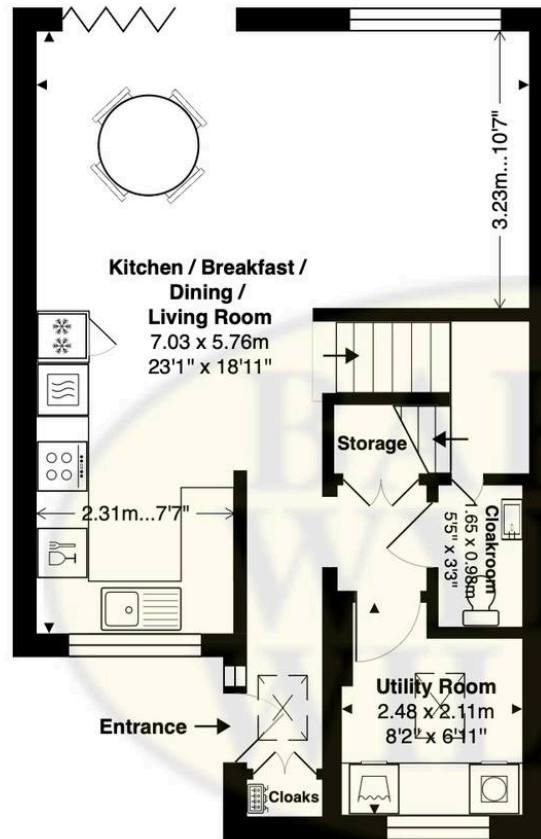
COUNCIL TAX

Band C.

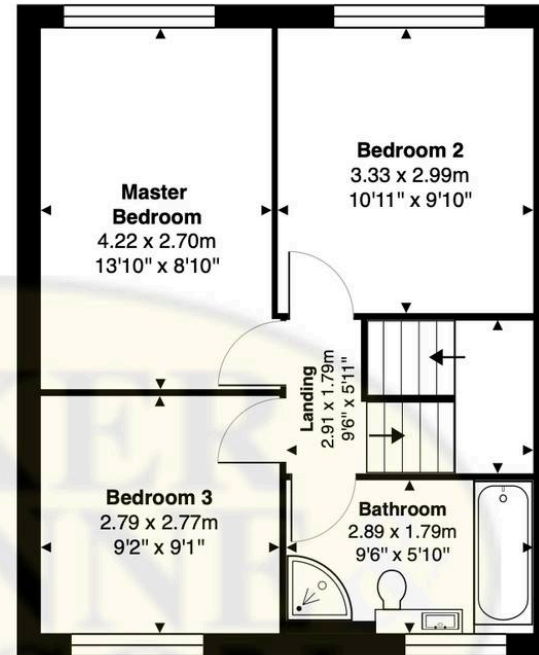
VIEWINGS

Viewings by appointment with Baker, Wynne & Wilson.





Ground Floor
Floor Area: 47.2 m² ... 508 ft²



First Floor
Floor Area: 40.7 m² ... 438 ft²

2 ST.LAWRENCE COURT, NANTWICH, CHESHIRE, CW5 5PB

Approximate Gross Internal Area: 87.9 m² ... 946 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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