

18 Honeysuckle Drive, Edleston - CW5 5GY

Guide Price **£325,000**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

18 Honeysuckle Drive

Edleston, Nantwich

A well-presented three-bedroom detached property located on Honeysuckle Drive, positioned on a corner plot. The property benefits from an en-suite bedroom, a brick built garage with EV charger, air source heat pump and a private south-westerly facing garden.

This three-bedroom detached property offers well-balanced accommodation, excellent outdoor space, parking provisions and a desirable aspect makes this an appealing home for a wide range of buyers. The ground floor includes an entrance hall providing access to the lounge, kitchen and Downstairs W/C. The lounge is positioned to the side of the property and benefits from a dual aspect windows allowing plenty of natural light.

The kitchen/dining room is fitted with matching wall and base units along with integrated appliances including a single oven and induction hob with extractor fan. The space also benefits from a dining area with double French doors providing access to the rear garden.

Upstairs, the property offers three bedrooms, including one large double bedroom with en-suite shower room. The remaining accommodation includes a further double bedroom and a single bedroom. The family bathroom includes a panelled bath, vanity unit and WC.



Entrance Hallway
Spacious and light hallway with store cupboard, understairs utility with plumbing for washing machine.

Downstairs W/C
Close coupled WC, wash hand basin

Kitchen/Dining room
Spacious and light with double aspect windows. Fitted with matching white high gloss wall and base units beneath solid Beech worktops. A central island with storage and white Quartz waterfall worktop. Appliances include a four-ring electric induction hob, oven and matching extractor fan, space for a dishwasher with a single drainer and sink. The dining area provides ample space for a dining table and chairs and benefits from French double doors and windows opening onto the rear garden.

Lounge
A large living room with plenty of space for furniture. Double aspect windows overlooks the front and side garden and allows plenty of natural light into the room.

Master Bedroom
The master bedroom is a light and spacious room with double aspect windows, with plenty of space for freestanding furniture and benefits from an en-suite comprising a walk-in shower, WC and pedestal sink.

Bedroom Two
Bedroom two is another spacious and light double bedroom with three windows. With a useful storage cupboard and plenty of space for freestanding furniture.

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Bedroom Three
Bedroom three is a well-proportioned single room currently arranged as a home office and overlooks the side of the property.

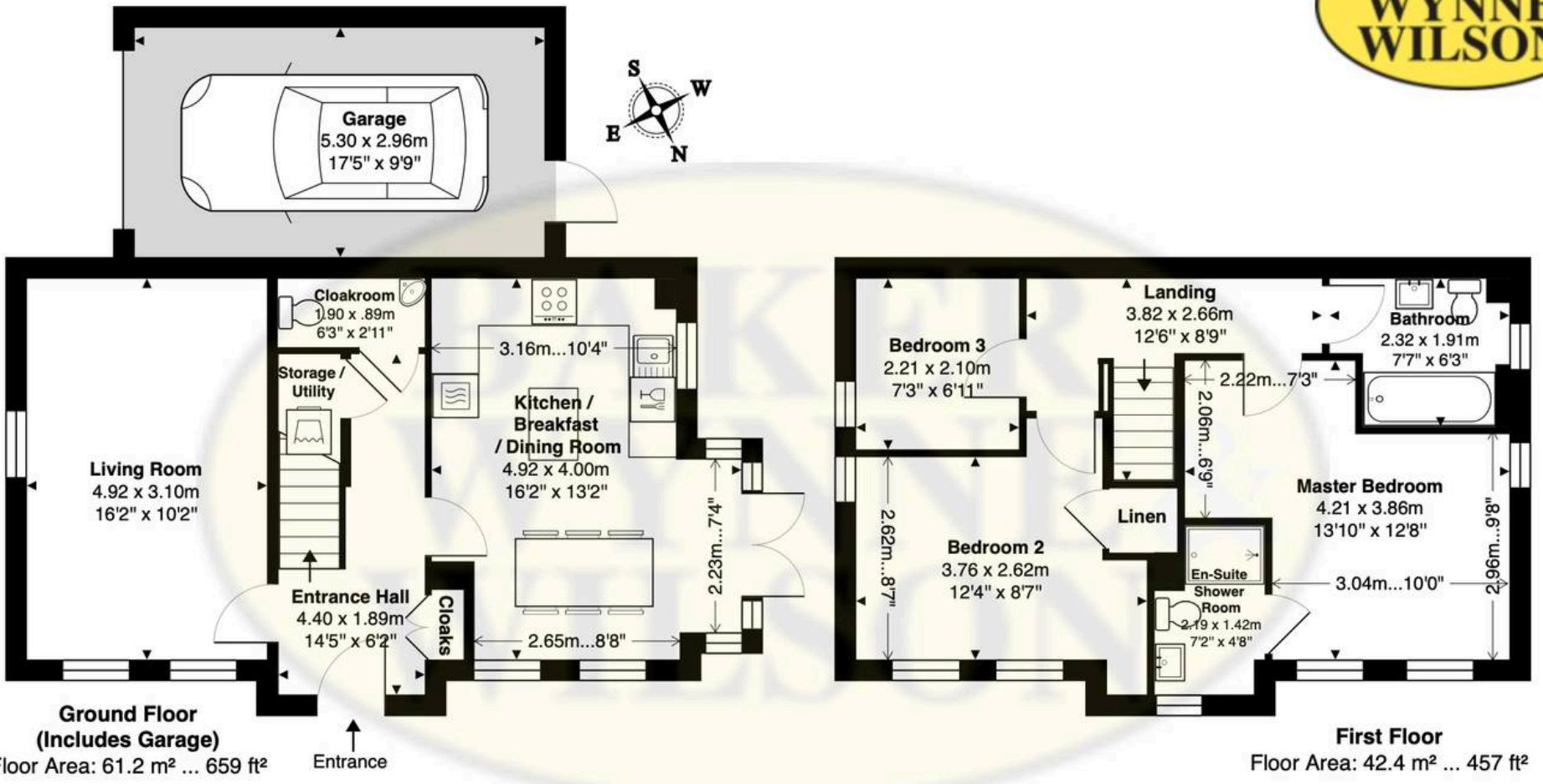
Bathroom
The family bathroom comprises a panelled bath with shower over, WC and pedestal sink, with laminate flooring, a frosted window and radiator.

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Approximate Gross Internal Area: 103.7 m² ... 1116 ft² (Includes Garage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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