



9 Stephenson Street, Willaston CW5 6SS

CHESHIRE
LAMONT

A beautifully appointed and superbly enhanced modern four bedroom detached home situated in a highly sought after development within the village of Willaston providing impeccably appointed accommodation and standing in outstanding gardens with excellent off-road parking and garaging. Viewing highly recommended.

- An impeccably appointed modern four bedroom detached house
- Standing in a corner position upon a highly regarded development within Willaston village
- With wrap around gardens and a superb rear garden with feature bridge and pond
- Providing beautifully appointed accommodation throughout with a range of enhanced features
- Tandem driveway and detached single garaging
- Reception hall, cloakroom and lounge with two sets of doors to gardens
- Fully appointed open plan family dining kitchen and utility room
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Toshiba Air conditioning to both floors providing cooling and heating
- An array of 12 Solar panels (5kW capacity), complete with battery storage



Agents Remarks

This superb property stands on the edge of Willaston village which provides highly regarded junior schooling, shops, public house and facilities that provide for day to day requirements. The village enjoys a very popular social club and hosts the renowned annual worm charming event. Willaston is a only a short distance away from historic Nantwich.

Property Details

A pathway and step leads to a covered canopy porch with a high quality uPVC double glazed composite door allowing access to:
Reception Hall

A lovely entrance to the property with a staircase ascending to first floor, high quality engineered parquet flooring, radiator, deep under stairs storage cupboard and a panel door leads to:

Cloakroom 3' 4" x 5' 5" (1.02m x 1.66m)

With a vanity wash basin incorporating cupboard beneath and mirror above, WC, radiator and uPVC double glazed window.



From the Reception Hall a panel door leads to:

Lounge 10' 3" x 18' 7" (3.12m x 5.66m)

A beautiful reception room with two sets of uPVC double glazed doors opening to the exceptional landscaped gardens, uPVC double glazed window to front elevation, air conditioning outlet, two radiators and high quality engineered parquet flooring.

From the Reception Room a panel door leads to:

Open Family Dining Kitchen 10' 2" x 18' 7" (3.11m x 5.66m)

A stunning room with a superb range of shaker style base and wall mounted units, attractive working surfaces, built-in electric oven with built-in microwave above, four ring gas hob with filter canopy over, single drainer one and a half bowl sink with mixer tap, integrated dishwasher, integrated fridge and freezer, breakfast counter, recessed ceiling lighting, high quality engineered parquet flooring, uPVC double glazed windows to two elevations, radiator and a panel door leads to:

Utility Room 5' 8" x 5' 5" (1.73m x 1.65m)

With a wall mounted gas fired central heating boiler, plumbing for washing machine, space for tumble drier, recessed ceiling lighting, radiator and a uPVC double glazed composite door to side driveway.

First Floor Landing

With access to loft, radiator and a panel door leads to:

Master Bedroom 13' 9" x 9' 2" (4.20m x 2.79m)

Impeccably presented with a uPVC double glazed window front and side elevations, air conditioning outlet, radiator, mirror-fronted fitted double wardrobe incorporating railing and shelving and a panel door leads to:

En-Suite Shower Room 8' 3" x 5' 6" (2.51m x 1.67m)

With a wide shower enclosure, WC, vanity wash basin with cupboards beneath, radiator, uPVC double glazed window, shaver point and recessed ceiling lighting.

Bedroom Two 10' 3" x 9' 0" (3.13m x 2.75m)

With a uPVC double glazed window to front elevation, air conditioning outlet, radiator and door to cupboard incorporating lagged cylinder system with immersion.

Bedroom Three 10' 8" x 9' 0" (3.24m x 2.75m) (inc built-in wardrobe)

With a uPVC double glazed window to rear elevation enjoying lovely aspects over the gardens, radiator and full width fitted shelf.

Bedroom Four 9' 9" x 9' 0" (2.96m x 2.75m)

With a uPVC double glazed window to side elevation, radiator and mirror-fronted fitted double wardrobe incorporating railing and shelving.



Family Bathroom 7' 1" x 5' 8" (2.15m x 1.72m)

Superbly appointed with a panelled bath incorporating shower over, WC, vanity wash basin with cupboards beneath, chrome towel radiator, uPVC double glazed window and recessed ceiling lighting.

Externally

The property stands in a corner position with wrap around gardens, bordered by hedging, walling and fencing. The rear garden has been thoughtfully landscaped and designed to an outstanding standard and enjoys a lawned area, decked areas and a superb feature bridge with ornamental pond and rockery beneath. The garden further benefits from an arbour and beautiful sleeper retained raised flower beds incorporating an abundance of plants and shrubs. A gate allows access to the driveway and garage with a useful outside tap and EV charging point within the garage.

Detached Single Garage

With an electrically operated remote controlled up and over door, light, power, EV charging point and a personal door to side.

Tenure

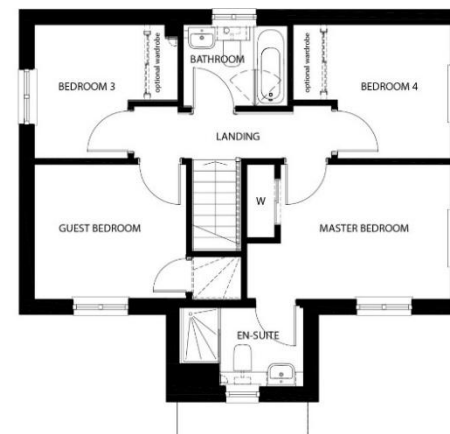
Freehold with a small annual management fee.

Services

All main services are connected, solar panels with battery, air conditioning to both floors, EV charging point

Directions

From Nantwich proceed along Crewe Road and at the Peacock roundabout take the 3rd exit towards Willaston. Continue along this road to the T junction by the level crossing, turn left into Wistaston Road and continue through the village. Turn right onto Moorfields and left onto Healds Way. Continue along Healds Way and turn left onto Stephenson Street where No. 9 is located on the left hand side.



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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