



5 WILLIAMSON DRIVE | NANTWICH | CHESHIRE | CW5 5GJ | OIRO £335,000



Exceptional Three/Four Bedroom Semi-Detached Town House

Nestled within easy walking distance of the charming town of Nantwich with its varied facilities and amenities, this exceptional quality home is of high appeal.

Situated within a highly regarded modern development, this beautifully presented three/four bedroom semi-detached town house offers an exceptional blend of generous accommodation, contemporary styling and versatile living space, perfectly suited to modern family life.

Arranged over three spacious floors, the property has been thoughtfully designed to provide flexible accommodation, including the option of a fourth bedroom, home office or additional reception room, making it ideal for growing families or those working from home.

The interiors are immaculately presented throughout, with light-filled rooms, tasteful décor and a high-quality finish creating a home ready to move straight into.

The heart of the home is the impressive open-plan dining kitchen, complemented by spacious reception accommodation and well-proportioned bedrooms across the upper floors.

The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom and additional cloakroom.

Externally, the property enjoys an attractive frontage with a private driveway providing ample off-road parking together with an integral garage. To the rear, the enclosed garden provides a private space for entertaining, relaxing and family enjoyment.

Occupying a convenient position close to excellent local amenities, highly regarded schools, transport links and countryside walks, this outstanding home combines practicality with modern luxury.

Early viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation on offer.





DIRECTIONS

From our Nantwich Office proceed along Waterlode & proceed through the traffic lights to the junction. At the traffic lights turn left into Welsh Row & proceed to the traffic lights just before the canal bridge. Turn left into Taylor Drive & take the 2nd left turn into Williamson Drive, where the property will be observed on the left hand side.

LOCATION - NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



Key Features:-

- Exceptional three/four bedroom semi-detached town house.
- Versatile accommodation arranged over three floors.
- Flexible fourth bedroom, home office or additional reception room.
- Spacious open-plan dining kitchen.
- Beautifully presented throughout.
- Principal bedroom with en-suite shower room.
- Contemporary family bathroom & ground floor cloakroom.
- Integral garage.
- Private driveway providing ample off-road parking.
- Enclosed rear garden ideal for entertaining.
- Popular modern residential development.
- Ideal family home close to schools, amenities and transport links.
- Viewing highly recommended.



THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL





CLOAKS WC

SITTING / OFFICE / BEDROOM FOUR 15'6 x 11'1





FIRST FLOOR LANDING

KITCHEN DINER 15'5 x 9'6





SPACIOUS LIVING ROOM 21'0 x 15'5



SECOND FLOOR LANDING

FAMILY BATHROOM 6'7 x 5'6

BEDROOM TWO 12'10 x 8'1





BEDROOM THREE 11'4 x 7'0



MASTER BEDROOM ONE 12'1 x 10'9
(Fitted wardrobes)

ENSUITE SHOWER ROOM





EXTERIOR

With ease of maintenance in mind (perfect for buyers particularly who require an easy lock up & leave home), there is an elegant gravelled rear garden with both a paved and a decked patio. Of an excellent size, buyers can easily place their own stamp on the super space. The enclosed rear garden offers safety for pets & little ones but certainly enables plenty of space to relax & entertain without the need for endless time spent on gardening and maintenance.

INTEGRAL SINGLE GARAGE 19'3 x 8'5



EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

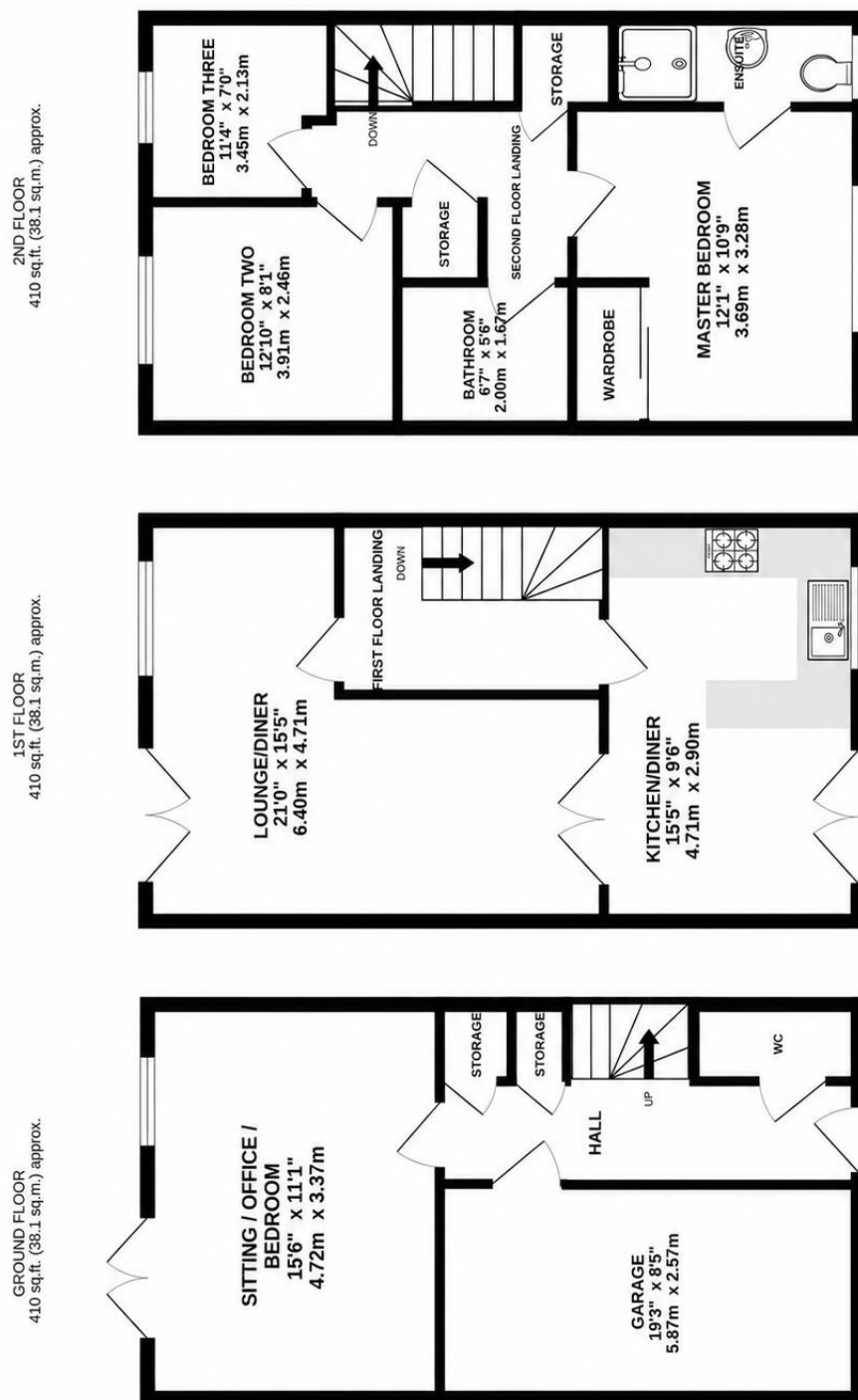
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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