



11 Westfield Drive, Wistaston CW2 8ET

CHESHIRE
LAMONT



A quite superb contemporary styled 1950's three bedroom period bungalow providing impeccably appointed and presented accommodation throughout standing in extensive established gardens within a highly sought after position in Wistaston, benefiting from a gated driveway and garaging. With NO CHAIN. Viewing highly recommended.

- A most impressive 1950's double fronted period bungalow in a sought after location
- Delightfully appointed and presented throughout to a contemporary style
- With large established landscaped gardens enjoying lovely surrounding aspects
- Large gated driveway, oversized attached garage and additional parking
- Enclosed reception porch, attractive reception hall and spacious open plan lounge and dining room
- Beautifully appointed dining kitchen, utility and superior conservatory/garden room
- Two ground floor double bedrooms with fitted bedroom furniture and bathroom
- First floor guest bedroom suite with dressing area and en-suite shower room
- NO CHAIN
- Viewing highly recommended

Agents Remarks

This superb detached period property stands in a wonderful position within a most sought after and established location upon a plot extending to 1/5 of an acre and nearby to lovely walks at the popular "Joey the Swan" park and woodlands. Wistaston is a highly regarded and sought after location nearby to shops and facilities within Wistaston village, excellent dog walking over open countryside and highly regarded junior schooling at Church Lane. The village is situated mid way between Crewe and its facilities and the nearby historic town of Nantwich.



Property Details

A tarmac entrance drive leads through pillared wrought iron gates allowing access over the driveway and continues to an attached garage. A paved path leads from the front of the property to:

Large Enclosed Porch

With uPVC double glazed doors, uPVC double glazed windows, tiled flooring and a sectional glazed door leads to:

Reception Hall

A beautiful entrance to the property with high quality oak effect flooring, staircase ascending to first floor, coved ceiling and a sectional glazed oak door leads to:

Dining Room 8' 4" x 17' 2" (2.53m x 5.23m)

A lovely room with wonderful aspects to the Lounge to the front and to a Conservatory/Garden Room to the rear enjoying superb views over attractive landscaped gardens, tiled flooring, coved ceiling, doors to fitted chef's cupboard with shelving and with cupboard over and a sliding double glazed patio door leads to:

Superior Conservatory/Garden Room

With a clear glazed roof, uPVC double glazed windows to side and rear elevations and uPVC double doors overlooking attractive rear gardens.

From the Dining Room an archway leads to:

Lounge 10' 11" x 18' 10" (3.33m x 5.73m)

Beautifully appointed with lovely aspects to the front and side elevations via a uPVC double glazed window and uPVC double glazed doors, tiled flooring, three wall light points, uPVC double glazed doors to courtyard terrace and a contemporary wall mounted electrically operated gas effect fireplace.

From the Dining Room a sectional glazed oak door leads to:

Dining Kitchen 11' 9" x 11' 9" (3.58m x 3.58m)

Superbly appointed with a lovely range of high quality oak fronted base and wall mounted units, attractive granite working surfaces, built-in double electric oven with warming drawer, integrated dishwasher, four ring hob with filter canopy over, underslung one and a half bowl sink with mixer tap, attractive tiled flooring and a glazed door leads to:

Utility Room 7' 10" x 11' 11" (2.38m x 3.62m)

With tall implement cupboard, base unit incorporating sink with mixer tap, plumbing for washing machine, uPVC double glazed



door to outside, uPVC double glazed window and a wall mounted Worcester gas fired central heating boiler.

From the Inner Hall an oak door leads to:

Bedroom Two 10' 11" x 14' 2" (3.33m x 4.31m)

With a uPVC double glazed window to front elevation, high quality oak effect flooring, coved ceiling and fitted wardrobes incorporating railing and shelving.

Bedroom Three 12' 4" x 10' 8" (3.76m x 3.25m)

With a uPVC double glazed window to rear elevation overlooking lovely rear gardens and coved ceiling.

Shower Room

With a large walk-in shower area with full height screen, vanity wash basin with drawers beneath, WC, tiled walls, tiled flooring and a uPVC double glazed window.

First Floor Landing

With a door to:

Loft Room 15' 0" x 12' 7" (4.56m x 3.84m)

A superb versatile space.

Bedroom One 12' 2" max x 13' 9" (3.70m max x 4.20m)

With uPVC double glazed windows to rear elevation providing lovely aspects, fitted wardrobes, fitted drawer unit, door to walk-in dressing room and a door leads to:

En-Suite Shower Room

With a shower cubicle incorporating screen, WC, pedestal wash basin and a Velux window.

Gardens

The driveway continues to a further car parking area with gates allowing vehicular access to the rear gardens if required. The wonderful landscaped rear gardens are delightfully bordered by established mature trees and hedging with extensive paved patios and entertaining areas, flower beds and borders, greenhouse and superior garden storage shed.

Attached Garage 18' 0" x 9' 2" (5.49m x 2.79m)

With a high vaulted ceiling providing potential storage space, electrically operated remote controlled roller door to front, double glazed windows to side elevation, light, power and a rear personal door.



Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

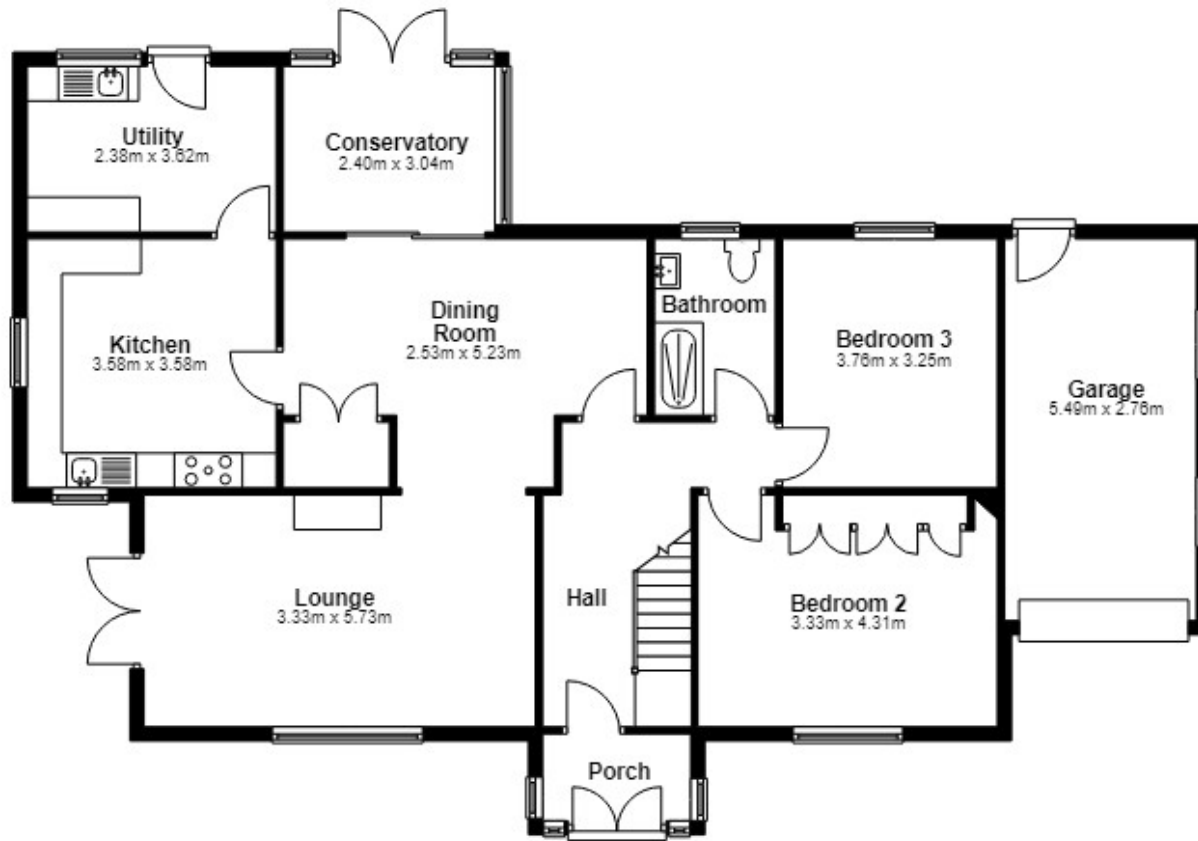
Proceed along Crewe Road out of Nantwich passing over the roundabout at the Peacock Public House and continue for approximately 1 mile. Turn left into Church Lane and continue along Church Lane passing the Church and School. Continue for a further 200 yards, turn right into Westfield Drive and the property is on the left hand side.



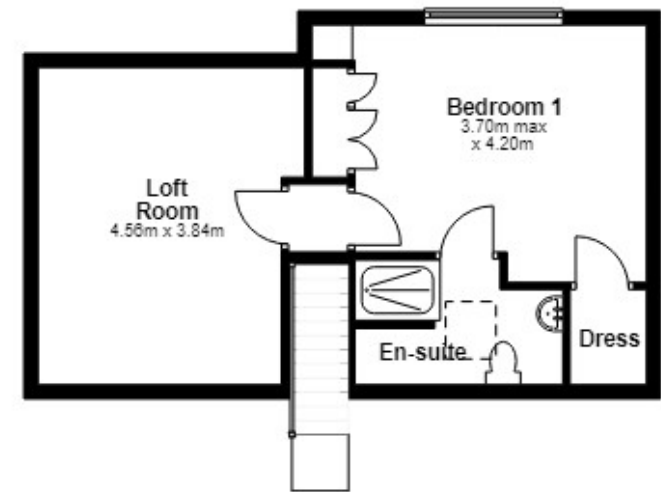
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor





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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