



24 Mainwaring Close, Stapeley, Nantwich CW5 7GT

CHESHIRE
LAMONT

A modern four bedroom detached house tucked away in a superb corner position within the highly sought after Stapeley Estate providing well arrayed accommodation throughout with spacious open plan lounge with dining area, kitchen, cloakroom, master bedroom with en-suite shower room, three further bedrooms and bathroom. Driveway and garage. Viewing highly recommended. NO CHAIN.

- A modern four bedroom detached house
- Situated in a lovely corner position within the popular Stapeley Estate
- Near to highly regarded junior and senior schooling, local amenities and within walking distance of Nantwich town centre
- Driveway, single garage and lawned rear garden
- Entrance hall, cloakroom and kitchen
- Spacious lounge with open access to dining room
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further bedroom (two with fitted wardrobes) and bathroom
- NO CHAIN for early completion

Agents Remarks

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 is just 3 miles away. 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 a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A driveway with grassed area stands to the front of the property and leads to a single garage. A covered canopy with a sectional glazed door allows access to:



Entrance Hall

With radiator and a door leads to:

Cloakroom

With pedestal wash basin, WC and half tiled walls.

From the Entrance Hall a door leads to:

Lounge 17' 1" max x 10' 8" (5.20m max x 3.24m)

With a double glazed window to front elevation, radiator, staircase ascending to first floor, sudo fireplace within surround, coved ceiling, under stairs cupboard and open access leads to:

Dining Room 8' 8" x 10' 8" (2.65m x 3.24m)

With double glazed sliding patio doors to rear garden, coved ceiling, radiator and a door leads to:

Kitchen 8' 8" x 10' 11" (2.65m x 3.34m)

With a range of base and wall mounted units, built-in double electric oven, four ring gas hob with filter canopy over, one and a half bowl sink unit with mixer tap, double glazed window overlooking rear garden, integrated dishwasher, integrated fridge and freezer, plumbing for washing machine, radiator and a double glazed door to outside.

First Floor Landing

With access to loft, door to storage cupboard, radiator and a door leads to:

Master Bedroom 15' 6" x 8' 9" (4.72m x 2.67m)

With two double glazed windows to front elevation, built-in triple wardrobe incorporating railing and shelving, radiators and a door leads to:

En-Suite Shower Room

With shower cubicle, vanity wash basin incorporating cupboards beneath, WC, double glazed window and tiled walls.

Bedroom Two 8' 11" x 10' 6" (2.72m x 3.20m)

With a double glazed window to rear elevation, radiator and built-in double wardrobe incorporating railing and shelving.

Bedroom Three 8' 11" max x 8' 8" max (2.73m max x 2.63m max)

With a double glazed window to rear elevation, radiator and built-in double wardrobe incorporating railing and shelving.

Bedroom Four 7' 10" max x 6' 11" max (2.39m max x 2.11m max)

With a double glazed window to front elevation and radiator.



Bathroom

With a panelled bath incorporating shower tap, WC, pedestal wash basin, double glazed window and radiator.

Externally

The lawned rear garden is bordered by high wooden fencing with a gate to the side allowing access to the front. Driveway and garage.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

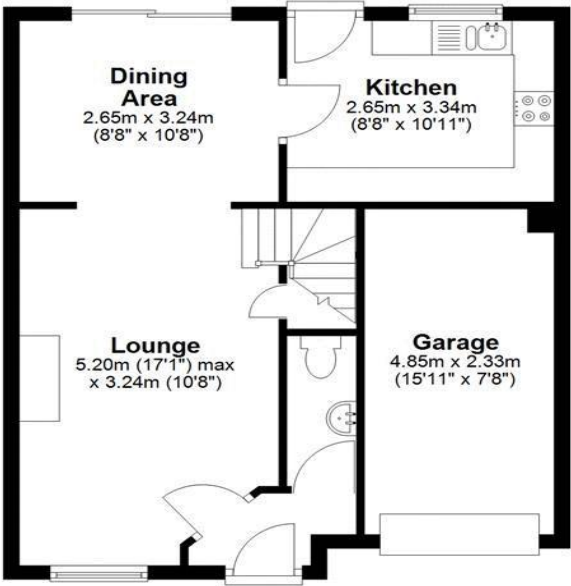
Directions

Proceed out of Nantwich along London Road/B5074 and continue to the traffic lights. Turn right onto Elwood Way/A51 and continue straight over the traffic lights onto Peter Destaplegh Way. Turn right at the next set of traffic lights onto Pear Tree Field and take the fourth right hand turning onto Mainwaring Close. Follow the road round to the left and the property is situated at the end of the Close on right hand side, tucked in the corner.

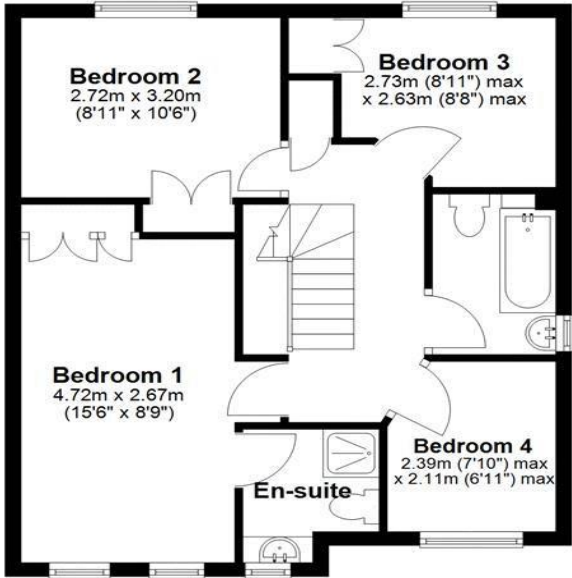
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441