



15 Haydn Jones Drive, Stapeley, Nantwich CW5 7GG

CHESHIRE
LAMONT



A most spacious five bedroom detached family home situated within the highly sought after Stapeley Estate providing well arrayed accommodation over two floors with superb potential to enhance and benefiting from an extensive driveway, double garage and a delightful landscaped rear garden. NO CHAIN. Viewing recommended.

- A most spacious bay fronted five bedroom detached family home
- Providing accommodation to approximately 2100 sqft, arrayed over two floors
- Situated in a highly sought after location nearby to the town and superb junior and senior schooling
- Standing in a large plot with an extensive block paved driveway and double garaging
- Delightful landscaped rear garden with large circular feature patio, lawn area and further paths and patio
- Spacious reception hall, lounge with fireplace and dining room with doors to rear garden
- Large dining kitchen, utility room and cloakroom
- Master bedroom with dressing area and en-suite bathroom, bedroom two with en-suite shower room
- Three further bedrooms and family bathroom
- NO CHAIN
- Viewing recommended

Agents Remarks

The property is located in a superb position upon the estate and offers very spacious accommodation with great potential for further enhancement throughout if required. Stapeley is highly regarded for its nearby facilities including excellent junior schooling, senior schooling at Brine Leas, public house, takeaways and facilities at the nearby Co-op store. The property is within easy walking distance of the town centre.



Property Details

An extensive herringbone block paved driveway stands to the front of the property and leads to a double garage. The driveway continues to a covered canopy prochway with a uPVC double glazed door allowing access to:

Spacious Reception Hall

A lovely entrance to the property with high ceiling, window to front elevation, coved ceiling, returned staircase ascending to first floor galleried landing, under stairs area and sectional glazed doors lead to:

Lounge 22' 5" x 13' 10" (6.82m x 4.21m)

A spacious principal reception room with a large box bay window to front elevation, coved ceiling, central coal effect gas fire within attractive surround and windows and doors to rear garden.

From the Reception Hall sectional glazed doors lead to:

Dining Room 14' 6" x 11' 1" (4.41m x 3.38m)

Enjoying lovely aspects over the rear garden via windows and doors, door to dining kitchen and coved ceiling.

From the Reception Hall a door leads to:

Cloakroom

With a pedestal wash basin, WC, tiled floor and door to cloaks cupboard.

From the Reception Hall sectional glazed doors lead to:

Extensive Dining Kitchen 15' 7" x 15' 2" (4.75m x 4.63m)

A spacious kitchen with an extensive range of shaker style base and wall mounted units comprising cupboards and drawers, peninsular counter incorporating a one and a half bowl sink with mixer tap and with cupboards, drawers, shelving and integrated dishwasher beneath, Rangemaster oven with filter canopy over (not tested), integrated fridge and freezer, tiled floor, door to dining/sitting room, windows and doors to rear garden and a door leads to:



Utility Room

With shaker style base and wall mounted units, sink with mixer tap, plumbing for washing machine, space for tumble drier, door to outside, Ideal wall mounted gas fired central heating boiler and a door to cloaks cupboard.

First floor Galleried Landing

With window to front elevation, door to airing cupboard incorporating pressurised cylinder system and shelving, access to loft and a door leads to:

Master Bedroom Suite 17' 3" x 11' 4" (5.25m x 3.45m)

Dressing Area

With a superb range of built-in wardrobes and open access to:

Bedroom

With a window to front elevation, built-in wardrobes and a door leads to:

En-Suite Bathroom

With a panelled bath incorporating shower tap, WC, pedestal wash basin, window and shower cubicle.

Bedroom Two 13' 0" x 9' 9" (3.96m x 2.97m)

With two windows overlooking landscaped rear gardens, built-in wardrobes and a door leads to:

En-Suite Shower Room

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

Bedroom Three 11' 11" x 8' 10" (3.64m x 2.68m)

With two windows and built-in wardrobes.

Bedroom Four 13' 2" x 9' 6" (4.02m x 2.90m)

With a window to rear elevation.

Bedroom Five 9' 9" x 7' 7" (2.97m x 2.30m)

With a window to rear elevation.

Bathroom

With a panelled bath incorporating shower tap, WC, pedestal wash basin, window and shaver point.



Externally

The property stands in a wide plot with an extensive driveway to the front and a landscaped garden area to side. A gate to the side of the property allows access to the delightfully landscaped rear garden benefiting from a sleeper retained lawned area, large circular feature patio, further paths and patio areas, raised slate borders incorporating plants, trees and shrubs and a gate to the rear leads to a handy bbq area.

Double Garage 17' 4" x 16' 7" (5.28m x 5.05m)

With twin up and over doors to front.

Tenure

Freehold.

Services

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

Viewings

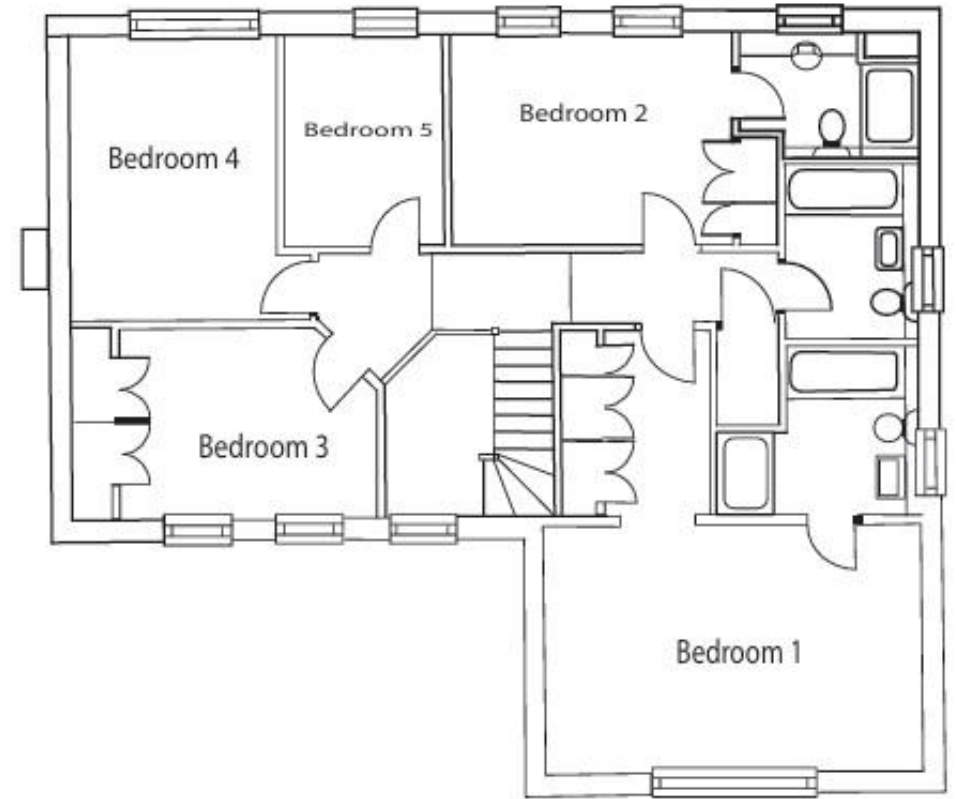
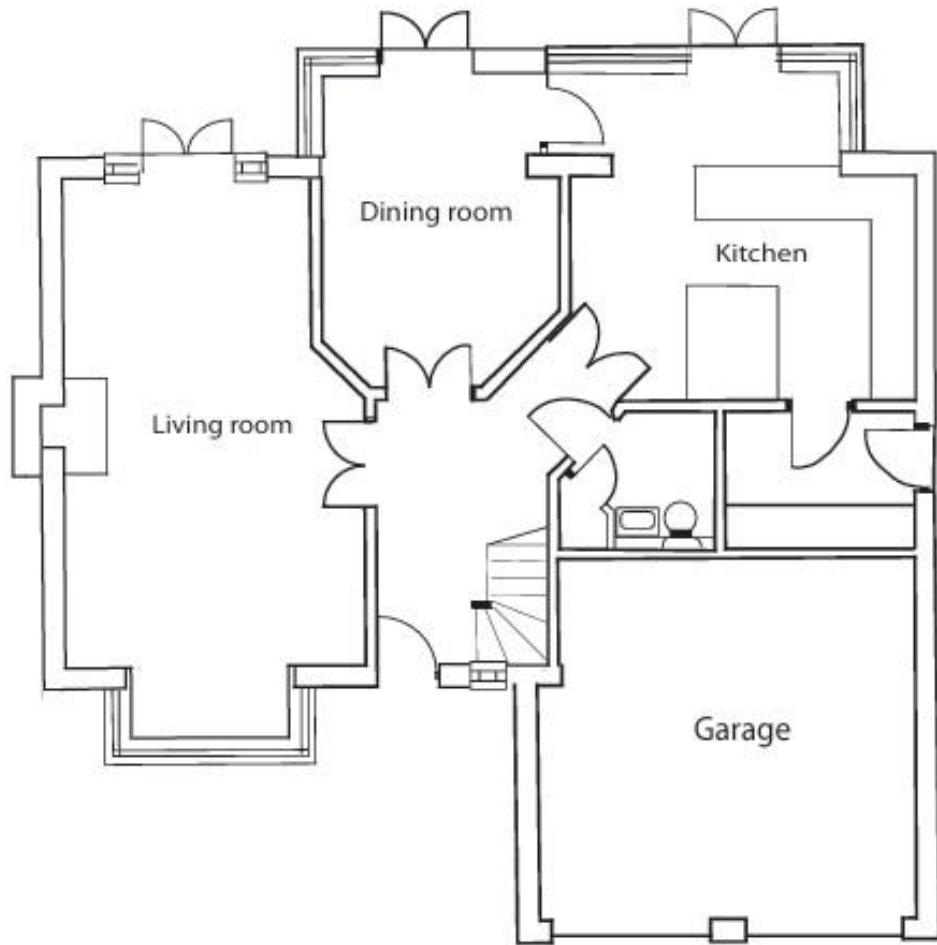
Strictly by appointment only via Cheshire Lamont.

Directions

From the Nantwich office proceed along Wellington Road and past Brine Leas School, turn left at the traffic lights along Peter Destapleigh Way and turn second left onto Hawksey Drive, continue on Hawksey Drive and turn right onto Haydn Jones Drive. The property is on the right hand side.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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