



7 Westfields Rise, Woore CW3 9SY

CHESHIRE
LAMONT



A most attractively presented and appointed superior modern five bedroom detached family home standing within the corner of a select tranquil cul-de-sac within Woore village enjoying fine surrounding aspects and views with a superb range of appealing features. Double garaging, driveway and attractive landscaped rear garden. Viewing highly recommended.

- A superbly appointed and immaculately presented modern five bedroom detached family home
- Situated in a tranquil cul-de-sac location within the centre of Woore village
- Providing well arrayed and spacious accommodation over two floors
- Double integral garage, block paved driveway and private enclosed landscaped rear garden
- Spacious reception hall, large lounge, dining room, study and cloakroom
- Delightfully appointed kitchen, utility room and large superior garden room
- Five bedrooms, en-suite and luxurious bathroom
- A wealth of oak architraves, skirtings and doors
- Viewing highly recommended

Agents Remarks

This superior property stands in a small select close of just eight properties within Woore village. Woore provides a shop/post office, public houses and is nearby to the renowned Dorothy Clive Gardens and Bridgemere Garden World. The location is well suited to a commuter with roads providing easy access to the Potteries, the Midlands and the North West. The property is situated close to Audlem which is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of



period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

The property stands in a small tranquil cul-de-sac with lovely rural views in the periphery and a large wide herringbone block paved driveway provides superb parking facilities and leads to a semi-integral double garage. A pathway leads to a uPVC double glazed door within uPVC double glazed surround allowing access to:

Enclosed Entrance Porch

With quarry tiled floor and a further uPVC double glazed door within uPVC double glazed surround leads to:

Spacious Reception Hall

A beautiful, light and airy entrance to the property with an oak spindle staircase ascending to first floor, under stairs area, oak skirting boards and architrave, wall light points, oak effect flooring, radiator, coved ceiling and an oak door leads to:

Cloakroom

With a pedestal wash basin, WC, radiator, oak skirting boards, tiled walls, uPVC double glazed window, oak effect flooring and double cupboard incorporating railing and shelving.

From the Reception Hall an oak door leads to

Lounge 18' 3" x 13' 8" (5.55m x 4.17m)

A spacious reception room with lovely aspects to the front elevation via a uPVC double glazed bow window, radiator, coved ceiling, wall light points, oak skirting boards and sectional glazed oak doors lead to:

Dining Room 13' 0" x 9' 9" (3.97m x 2.97m)

With coved ceiling, radiator, sectional glazed oak door to Kitchen, oak skirting boards and uPVC double glazed doors with uPVC double glazed side panels lead to:

Garden Room 26' 6" x 9' 9" (8.07m x 2.98m)

A significant and most superior, spacious garden room providing lovely aspects over the rear garden via uPVC double glazed windows, high multi-pitched ceiling, oak skirting boards and sills, wall light points, tiled floor with electric underfloor heating and uPVC double glazed doors to outside.

From the Reception Hall an oak door leads to:



Double Garage 18' 3" x 18' 1" (5.55m x 5.52m)

With electrically operated remote controlled twin roller doors, light, power, oil tank, uPVC double glazed window and a uPVC double glazed door to rear garden.

From the Reception Hall an oak door leads to:

Study 9' 9" x 8' 4" (2.98m x 2.54m)

With a uPVC double glazed window to side elevation and radiator.

From the Reception Hall a sectional glazed oak door leads to:

Kitchen 13' 0" x 11' 7" (3.96m x 3.53m)

Comprehensively equipped with a stunning range of handsome oak fronted base and wall mounted units, oak dresser unit, display shelving and niches, pantry cupboard, built-in double electric oven, four ring electric hob with oak extractor over, integrated dishwasher, integrated fridge and freezer, kick plate heater, single drainer sink unit with mixer tap, tiled floor with electric underfloor heating, recessed ceiling lighting, pelmet lighting, uPVC double glazed windows to Garden Room and a sectional glazed oak door leads to:

Utility Room 8' 3" x 7' 9" (2.52m x 2.37m)

With a base units, single drainer sink unit with mixer tap, central heating boiler, part tiled walls, tiled floor, plumbing for washing machine, space for further appliance, uPVC double glazed sectional door to outside and uPVC double glazed window overlooking rear garden.

First Floor Landing

With a panel door to deep airing cupboard incorporating pressurised vented cylinder system, access to loft, coved ceiling and a panel door leads to:

Master Bedroom 18' 4" x 10' 0" (5.58m x 3.05m)

A spacious principal bedroom with two uPVC double glazed windows to front elevation providing partial rural views, radiator, coved ceiling, built-in double wardrobe and a panel door leads to:

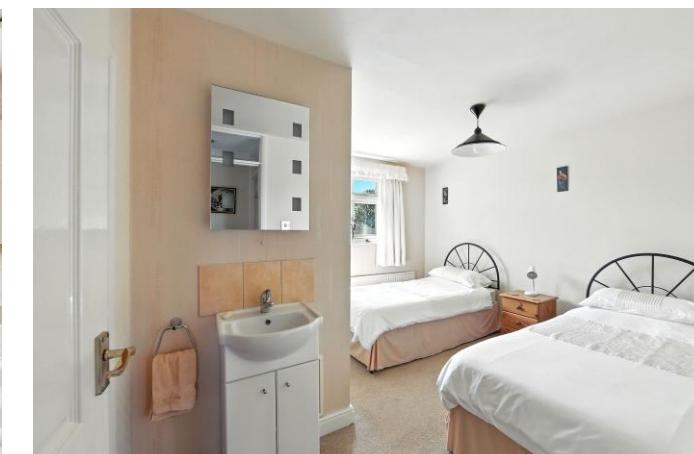
En-Suite Shower Room

With a vanity wash basin incorporating cupboards beneath, WC, shower cubicle, radiator, tiled walls, recessed ceiling lighting and UPVC double glazed window.

From the Master Bedroom a panel door leads to:

Dressing Room/Bedroom Two 13' 9" x 13' 2" (4.18m x 4.01m)

With a uPVC double glazed window to rear elevation, radiator and coved ceiling.



Bedroom Three 11' 8" x 11' 7" (3.55m x 3.54m)

With a uPVC double glazed window to front elevation, vanity wash basin incorporating cupboards beneath, built-in double wardrobe and radiator.

Bedroom Four 12' 0" x 8' 8" (3.66m x 2.65m)

With a uPVC double glazed window to rear elevation and radiator.

Bedroom Five 8' 11" x 8' 6" (2.73m x 2.60m)

With a uPVC double glazed window to rear elevation and radiator.

Bathroom 8' 10" x 7' 11" (2.69m x 2.41m)

Superbly appointed with a "p" shaped panel spa bath incorporating a shower over, vanity wash basin with cupboards and drawers, WC, tiled walls, tiled floor with electric underfloor heating and uPVC double glazed window.

Externally

The property benefits from a block paved double width driveway that leads to an integral double garage with an attractive landscaped garden area. The rear garden is delightfully landscaped with an extensive paved patio, lawned area and benefits from an abundance of mature flower beds and borders.

Tenure

Freehold.

Services

Oil fire central heating, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along London Rd/B5074, turn right at the traffic lights onto Elwood Way and left to continue along London Road/A51. Turn right onto Audlem Road/A525 and continue. After entering Woore village turn left onto the A525/Newcastle Road and then left again onto St Leonard's Way. Turn right onto Westfields Rise where the property is situated.

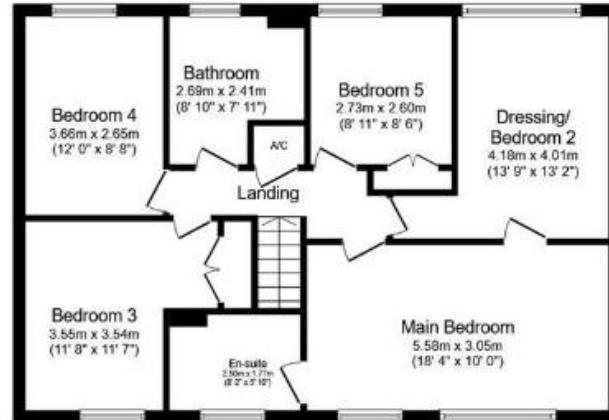




Ground Floor

Floor area 136.1 m² (1,465 sq.ft.) approx

Total floor area 213.6 m² (2,300 sq.ft.) approx



First Floor

Floor area 77.6 m² (835 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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
Tarpoleley
Cheshire CW6 0UW
Tel: 01829 730700

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