



CHESHIRE
LAMONT

Newcroft, 144 London Road, Stapeley, Nantwich CW5 7JN



A most exceptional and deceptively spacious 1930's four bedroom bay fronted semi-detached period home of the finest quality and character, standing in a highly sought after and desirable residential position nearby to Nantwich town centre exuding significant style and appeal with delightfully appointed accommodation throughout and arrayed over three floors. Viewing highly recommended.

- A stunning and most impressive 1930's semi-detached period house
- Appointed and presented throughout to the highest of standards
- Standing in delightful established south west facing gardens
- Situated in a highly regarded location on the periphery of historic Nantwich
- Extensive driveway and useful garage store
- Reception hall, bay fronted reception room and open plan lounge and garden room
- Superbly appointed kitchen, utility room and pantry room
- Cloaks area, large boot room and ground floor wet room
- Second floor master bedroom suite with Juliet balcony, en-suite shower room and superb storage
- Three first floor double bedrooms, family bathroom and separate WC

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.

Property Details

A brick gateway allows access to an extensive driveway with a superb established garden area to the front of the house providing seclusion and privacy. A quarry tiled step with covered canopy



porchway over leads to a uPVC double glazed door with uPVC double glazed windows to either side allows access to:

Reception Hall

A lovely entrance to the property with original harlequin tiled flooring, picture rail, staircase ascending to splayed first floor landing, antique style radiator, built-in cupboard and an original door leads to:

Snug 12' 3" x 11' 5" (3.73m x 3.47m)

Beautifully appointed with a uPVC double glazed bay window to front elevation, original wood flooring, chimney breast with large log burning stove upon slate-effect tiled hearth, picture rail and antique style radiator.

From the Reception Hall an original door leads to:

Open Plan Lounge and Garden Room

Lounge 13' 8" x 11' 5" (4.17m x 3.47m)

A lovely spacious living area with picture rail original wood flooring and open access to:

Garden Room 12' 5" x 9' 11" (3.79m x 3.02m)

A delightful room with superb views over the rear gardens via full height uPVC double glazed windows and doors and original wood flooring.

From the Reception Hall an original door leads to:

Dining Kitchen 9' 10" x 16' 3" (3.00m x 4.96m)

Delightfully appointed with a range of base and wall mounted units, attractive quartz work surfaces, NEFF double electric oven, NEFF induction hob with filter canopy over, integrated dishwasher, integrated fridge, tiled flooring with underfloor heating, uPVC double glazed doors to rear garden, two Velux windows and an original door leads to:

Utility Room

With tiled flooring, uPVC double glazed window to rear elevation, uPVC double glazed door to outside and a door leads to:

Pantry

A generous pantry offering plentiful storage potential.

From the Reception Hall an original door leads to:

Cloaks Area

A useful area with original quarry tiled flooring, panelled walling, coat hooks and an oak door leads to:



Boot/Further Utility Room 11' 6" max x 8' 6" (3.50m max x 2.60m)

Impeccably appointed with a range of shaker style units, walnut work surfaces and shelves, deep Belfast sink, plumbing for washing machine, space for tumble dryer, tiled flooring, two high level windows and an oak door leads to:

Wet Room

With a quarry tiled floor, wall mounted shower, shower boards, WC, two high level windows, antique style radiator and a door leads to:

Storage Space

Useful store room with original garage doors to front.

First Floor Landing

A splayed landing with steps to:

Landing Area

With a uPVC double glazed window to rear elevation enjoying lovely views over the garden and an original door leads to:

Bedroom Four 11' 7" x 8' 11" (3.54m x 2.71m)

A lovely spacious double bedroom with a uPVC double glazed window to front elevation providing lovely aspects over established trees, fitted wardrobes and picture rail.

From the Landing an original door leads to:

WC

With a uPVC double glazed window, picture rail and WC.

Further Landing Area

With a staircase ascending to second floor, versatile under stairs area, uPVC double glazed window to front elevation providing lovely aspects over the front garden and an original door leads to:

Bathroom 10' 3" x 6' 11" (3.12m x 2.10m)

Fully appointed with a panelled bath incorporating shower over, twin sinks within vanity unit incorporating cupboards beneath, WC, tiled flooring with underfloor heating, two column towel radiators, built-in cupboards with radiator and a uPVC double glazed window.

From the Landing an original door leads to:

Bedroom Two 13' 8" x 11' 5" (4.17m x 3.47m)

A further spacious room with a uPVC double glazed window to rear elevation, built-in wardrobes and picture rail.



From the Landing an original door leads to:

Bedroom Three 12' 3" x 11' 5" (3.73m x 3.47m)

A further double bedroom with a uPVC double glazed bay window to front elevation, fitted wardrobes and picture rail.

Second Floor Landing

With a Velux window, door to large storage space with a Velux window, further door to additional storage space and a door leads to:

Master Suite 18' 5" max x 10' 10" (5.61m max x 3.30m)

A superb spacious vaulted principal bedroom with uPVC double glazed doors to Juliet balcony enjoying lovely views, built-in wardrobes and a door leads to:

En-Suite Shower Room 9' 7" max x 7' 1" (2.93m max x 2.17m)

With vaulted ceiling, shower cubicle incorporating a display shelf niche, WC, vanity wash basin with cupboards beneath, tiled flooring with underfloor heating, attractive towel radiator and uPVC double glazed window.

Externally

The property stands in a delightful tree-lined residential location amongst period and contemporary superior housing. A driveway sweeps into the front of the property through wonderful established and bordered gardens with lovely surrounding aspects. The south west facing rear gardens benefit from a lawned garden area, extensive patio, fruit trees, shed and double gates to the side allow access to the front.

Tenure

Freehold

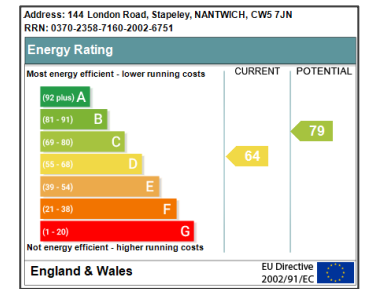
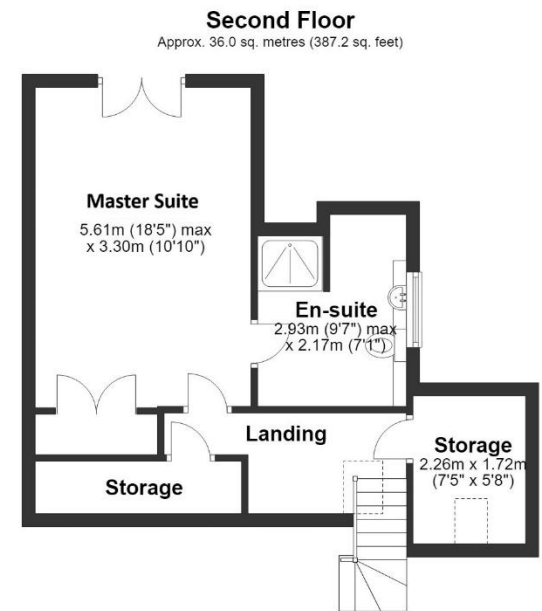
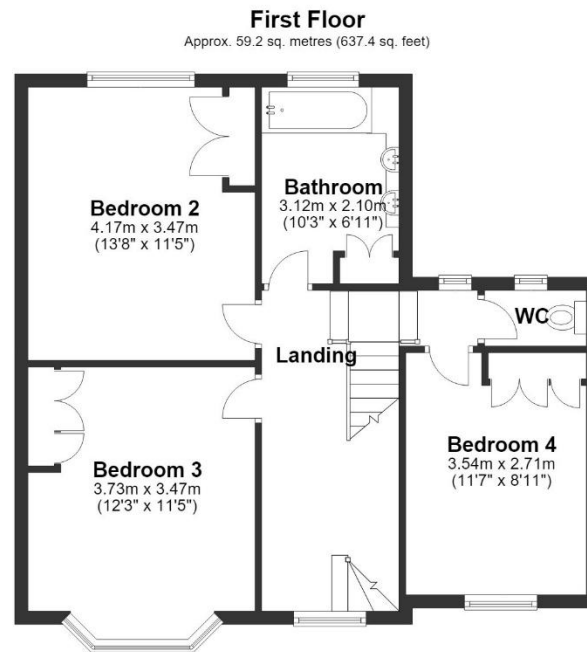
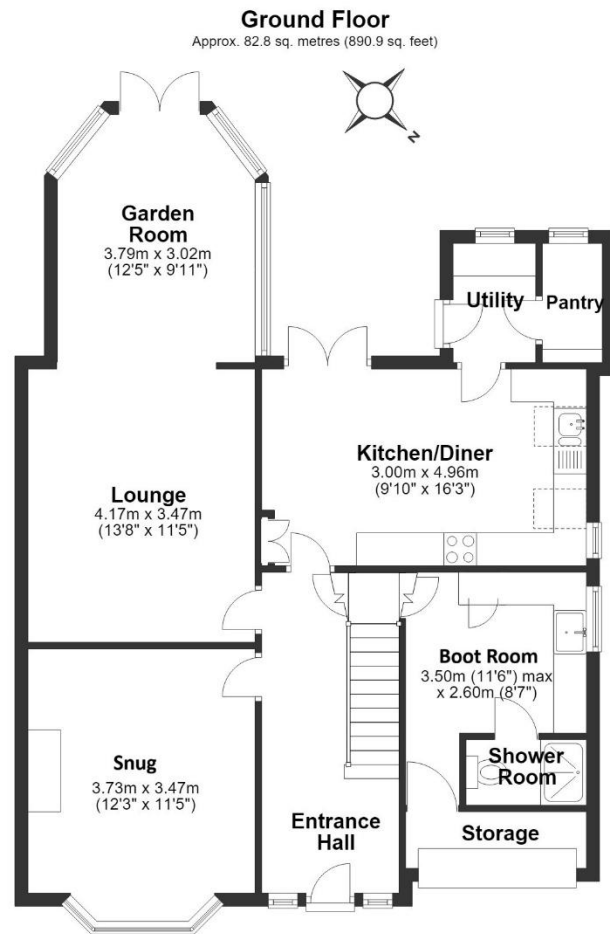
Services

All main services are connected, underfloor heating to kitchen and bathrooms (not tested by Cheshire Lamont).

Directions

Proceed out of Nantwich along London Road B5074 and continue over the railway crossing to follow the traffic lights. Turn right onto Elwood Way/A51 and turn left onto London Road/A51. Continue past Stapeley Gardens and the property is located on the right hand side.







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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