



25 Parkfield Drive, Nantwich CW5 7DB

CHESHIRE
LAMONT



An impeccably extended and delightfully enhanced, individual detached three bedroom family home of superior quality in a wonderful position nearby to historic Nantwich town centre affording superb features and fixtures throughout and benefiting from a large block paved drive, attached garage and a lovely enclosed private tree-lined garden. NO CHAIN. Viewing highly recommended.

- An exceptional modern detached three bedroom house
- Beautifully appointed and presented throughout to the very highest of standards
- Comprehensively enhanced and extended accommodation of significant style and appeal
- Providing delightful accommodation and incorporating highest quality specifications
- Situated in a highly sought after and regarded residential position off Wellington Road
- Extensive block paved driveway, attached garage and private tree-lined lawned rear gardens with large patio terrace
- Reception hall with glazed staircase, spacious lounge with contemporary feature fireplace
- Stunning partially vaulted extended family dining kitchen, cloakroom
- Master bedroom with en-suite, two further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

This impeccable property has been meticulously improved and extended by the current owner to provide a contemporary family home and is situated in a most convenient location nearby to highly regarded junior and senior schools and is a lovely stroll into the centre of the market town of Nantwich. 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

The property is set back from the road behind a low brick wall with a lawned front garden area and a high quality splayed block paved driveway leading to an attached garage to the side of the house. The driveway continues to a paved path at the side allowing access to the rear garden. A raised step leads to a partially covered porch with an attractive high quality contemporary composite door allows access to:

Reception Hall

A lovely entrance to the property with an attractive glazed staircase ascending to first floor, uPVC double glazed window to side elevation, contemporary column radiator, door to under stairs cupboard and an oak door leads to:

Lounge 17' 4" x 12' 4" (5.28m x 3.76m)

A gloriously appointed reception room with wide uPVC double glazed windows to front elevation, media wall incorporating an electric wall mounted fire beneath and tv niche above and contemporary column radiator.

From the Reception Hall an oak door leads to:

Cloakroom

With a wall mounted wash basin, WC, half tiled walls and a uPVC double glazed window.

From the Reception Hall an oak door leads to:

Stunning Open Plan Family Dining Kitchen 19' 11" x 19' 4" (6.07m x 5.90m)

A superb versatile room with lovely aspects over the private enclosed rear garden via four panel bi-folding doors. Benefiting



from an outstanding range of high quality shaker style base and wall mounted units, attractive granite working surfaces and upstands, two built-in ovens, integrated fridge and freezer, integrated dishwasher, underslung twin Belfast sink with mixer tap, granite topped central dining island incorporating four ring induction hob with built-in filter fan and with cupboards and drawers beneath, three large overhead Velux windows, high quality Amtico oak plank effect flooring, space for dining table and sofa and a door leads to:

Garage 15' 2" x 7' 6" (4.62m x 2.28m)

With an electrically operated roller door to front, uPVC double glazed door to rear, light and power.

First Floor Landing

With a uPVC double glazed window to side elevation, oak door to built-in airing cupboard incorporating a wall mounted gas fired central heating boiler and an oak door leads to:

Master Bedroom 15' 5" max x 13' 11" max (4.69m max x 4.23m max)

With lovely aspects to the front via a uPVC double glazed window, contemporary column radiator and an oak door leads to:

Contemporary En-Suite Shower Room

Beautifully appointed with a full width walk-in shower enclosure, WC, vanity wash basin and towel radiator.

Bedroom Two 8' 5" x 13' 10" (2.57m x 4.22m)

With a uPVC double glazed window to established rear elevation overlooking gardens, access to loft space and contemporary column radiator.

Bedroom Three 7' 9" x 8' 11" (2.35m x 2.72m)

With a uPVC double glazed window to front elevation and contemporary column radiator.

Bathroom

Impeccably appointed with a freestanding double ended bath with shower tap stand to side, WC, wall mounted wash basin, contemporary towel radiator and a uPVC double glazed window.

Externally

The property enjoys a delightful tree-lined lawned garden to the rear with a large patio terrace and a gate to the side allows access to the front. The property further benefits from an extensive block paved driveway and garaging.



Tenure

Freehold.

Services

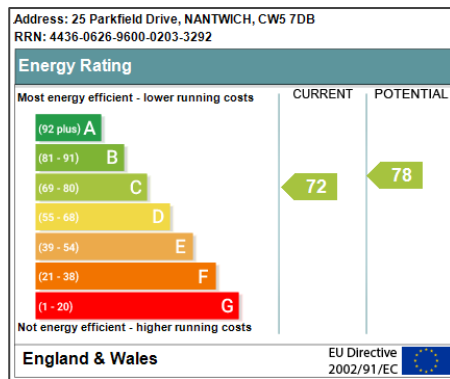
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

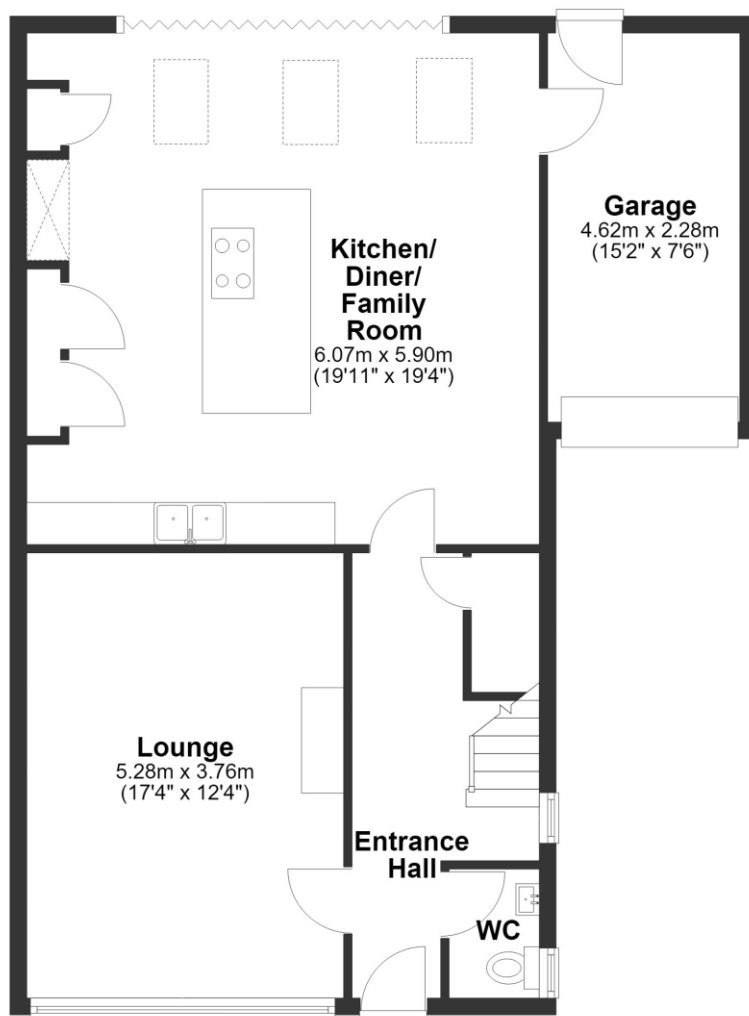
From Nantwich town centre proceed along Wellington Road and turn left into Parkfield Drive. The property is located on the left hand side.





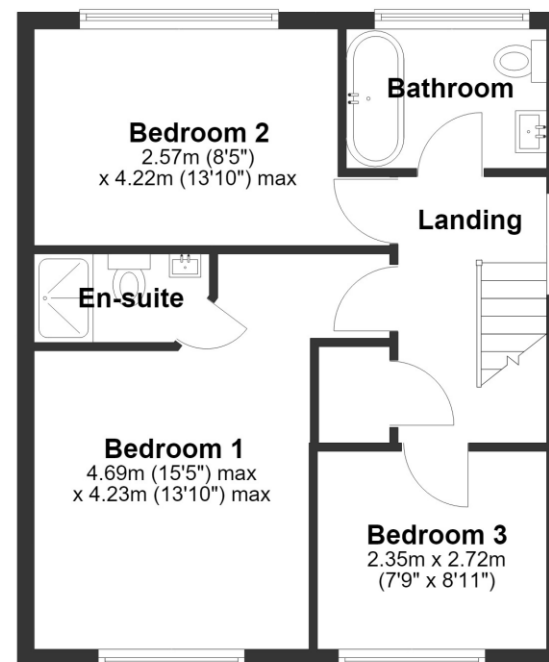
Ground Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)





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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