



37 Park Drive, Wistaston CW2 8EN

CHESHIRE
LAMONT



An exceptional and highly individual detached period bungalow standing in wonderful surroundings with beautiful private landscaped tiered gardens bordering Wistaston Brook providing spacious and well arrayed accommodation of style and character with two principal reception rooms, kitchen garden room, two ground floor bedrooms with en-suite and bathroom and first floor bedroom. Garage, driveway and superb residential location. Viewing highly recommended.

- A spacious and highly individual detached period bungalow
- Situated in a highly regarded location nearby to local amenities
- Standing in wonderful extensive established gardens bordering Wistaston Brook
- Delightfully presented throughout to a lovely standard
- Benefiting from super parking facilities and garaging
- Reception hall, lounge with fireplace and dining room with fireplace
- Kitchen and conservatory/garden room enjoying beautiful aspects over the gardens
- Ground floor master bedroom with en-suite, further bedroom and bathroom
- Spacious second floor bedroom
- Viewing highly recommended

Agents Remarks

The property is very well situated upon Park Drive in the middle of Wistaston village and bordering Wistaston Brook, close to shops on Kings Drive and for Primary schooling on Church Lane. Wistaston is a highly regarded residential location nearby to Crewe and Nantwich town centre.

Property Details

The property occupies a delightful situation and is well set back from the road behind low walling and neat bushes. Pillars incorporate double gates allowing access over a herringbone block



paved driveway providing excellent parking and leads to an integral garage. From the driveway steps descend to a hard landscaped front garden area with a block paved path leading to a recessed covered porch with quarry tiled floor and a uPVC double glazed door within uPVC double glazed side panels allows access to:

Reception Hall

A lovely entrance to the property with high coved ceiling, radiator, Karndean oak plank effect flooring, dado rail and a panel door leads to:

Lounge 11' 11" x 17' 11" (3.63m x 5.46m)

With a uPVC double glazed bow window to front elevation, radiator, attractive living flame gas fire within surround upon tiled hearth, recessed shelving, low level cupboard, uPVC double glazed bow window to side elevation and high coved ceiling.

From the Reception Hall a panel door leads to:

Kitchen 13' 0" max x 11' 5" max (3.95m max x 3.49m max)

Comprehensively equipped with a superb range of shaker style base and wall mounted units, attractive working surfaces, plumbing for dishwasher, plumbing for washing machine, single drainer sink with mixer tap, five ring gas hob with filter canopy over, built-in electric oven, integrated fridge and freezer, recessed ceiling lighting, tiled flooring with electric underfloor heating, uPVC double glazed window to rear elevation enjoying lovely aspects over rear gardens and a uPVC double glazed door leads to:

Garden Room/Conservatory

Beautifully appointed with wonderful aspects over the private gardens via large uPVC double glazed windows, high quality oak effect flooring, uPVC double glazed door to gardens and uPVC double glazed doors within uPVC double glazed surround to Dining Room.

From the Reception Hall a glazed door with glazed side panel leads to:

Dining Room/Sitting Room 12' 6" x 15' 7" (3.82m x 4.74m)

With a beautiful cast iron fireplace upon raised tiled hearth incorporating dog crate, high coved ceiling, radiator, attractive oak effect flooring, uPVC double glazed window to side elevation, display niche incorporating a low level cupboard and uPVC double glazed doors to Garden Room/Conservatory.

From the Reception Hall three steps ascend to:



Inner Hall

With a returned staircase ascending to first floor, dado rail, high coved ceiling, radiator, large built-in double wardrobe and a panel door leads to:

Bedroom Two 11' 11" x 8' 10" (3.63m x 2.68m)

With a uPVC double glazed bow window to front elevation, radiator, coved ceiling and a door to cupboard with further cupboard over.

From the Inner Hall a panel door leads to:

Bathroom 10' 0" x 5' 4" (3.04m x 1.62m)

With a "p" shaped panel bath incorporating shower over, pedestal wash basin, WC, two uPVC double glazed windows, chrome towel radiator, tiled flooring, tiled walls, pine clad ceiling and recessed ceiling lighting.

From the Inner Hall a panel door leads to:

Bedroom One 13' 8" x 11' 3" (4.17m x 3.42m)

Beautifully appointed with a uPVC double glazed bow window overlooking the rear gardens, radiator, a superb range of bedroom furniture incorporating wardrobes and drawers, coved ceiling and double panel doors lead to:

En-Suite Shower Room

With a corner fitted shower cubicle, WC, wall mounted wash basin, tiled walls, chrome towel radiator, uPVC double glazed window, pine clad ceiling and recessed ceiling lighting.

First Floor Landing

With a Velux window, door to large walk-in storage room and steps ascend to a panel door leading to:

Bedroom Three 14' 0" x 15' 9" max (4.27m x 4.81m max)

Impeccably appointed with a uPVC double glazed eaves window to rear elevation, radiator, dado rail, door to deep storage cupboard, range of built-in cupboards, pine clad wall, ceiling beams and recessed ceiling lighting.

Externally

The tiered landscaped rear gardens are an absolute delight and lead to Wistatson Brook. The garden enjoys an abundance of mature plants, trees, shrubs and borders, sheltered and screened to all sides by a range of specimen plants, trees and hedging. The gardens benefit from beautiful surrounding aspects with lovely paved patio areas, extensive lawned area, paths and walkways.

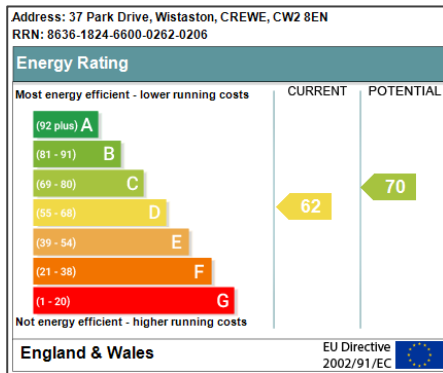


Tenure
Freehold.

Services
All main services are connected, electric underfloor heating in Kitchen (not tested by Cheshire Lamont).

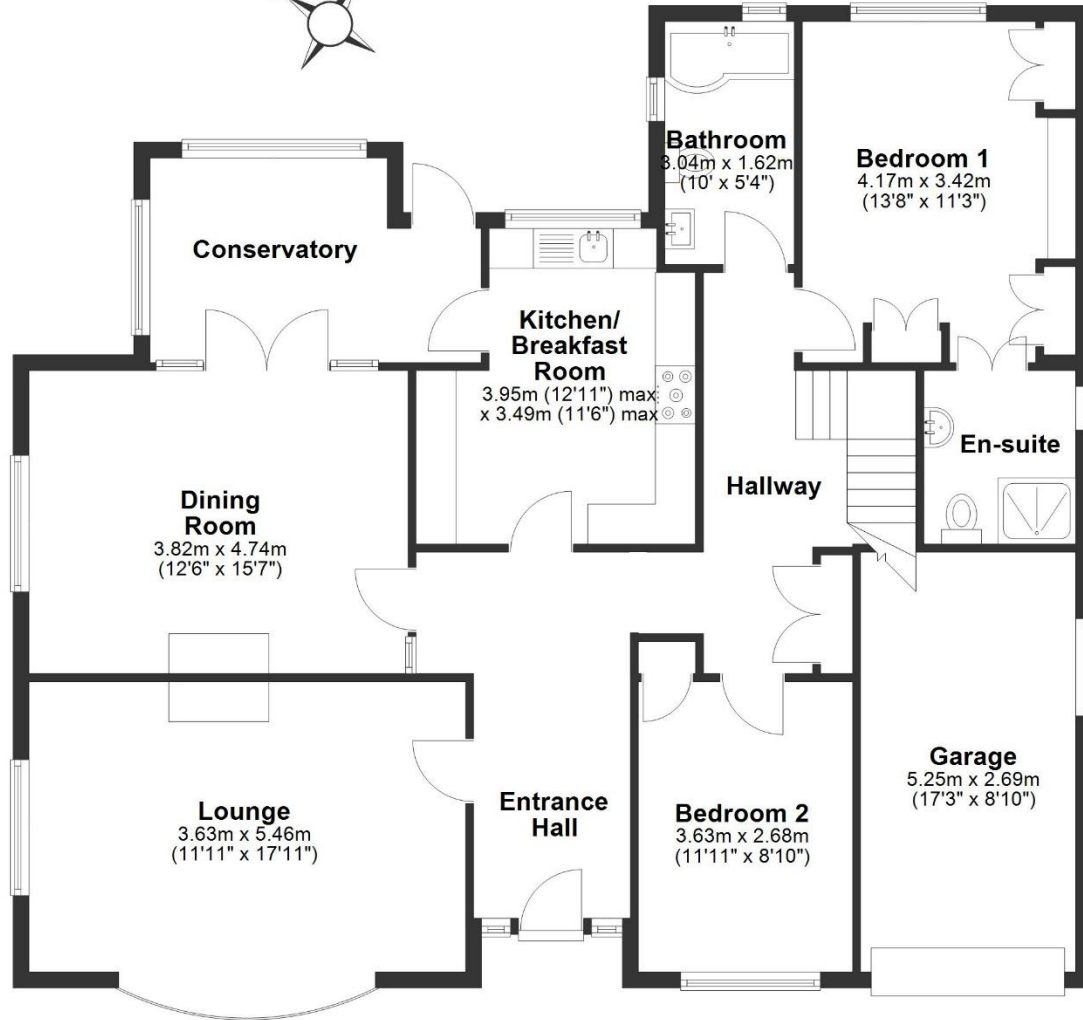
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed along Crewe Road continuing over the roundabout at the Peacock Hotel, continue for approximately 1 mile and turn left into Church Lane. Proceed Church Lane passing the Church and School and continue for approximately 1/4 of a mile. Turn right into Park Drive and the property is on the left hand side.



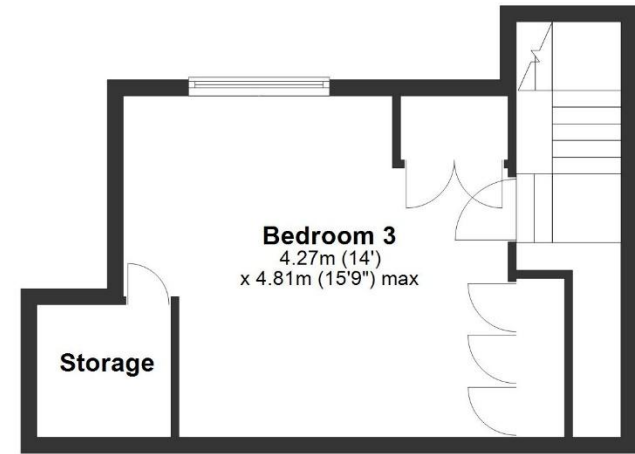
Ground Floor

Approx. 133.7 sq. metres (1439.5 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.5 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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