



'OAK COTTAGE', 23 MYTTON DRIVE | NANTWICH | CHESHIRE | CW5 5UF | OFFERS IN THE REGION OF £319,000



Nestled within easy walking distance of the charming town of Nantwich with its varied facilities and amenities, this exceptional quality home is of high appeal.

With its engaging double fronted front elevation, the property has been superbly enhanced & extended by the present vendor to great effect.

Suited for a variety of buyers, there is a distinct benefit for anyone yearning for low maintenance gardens & perhaps a perfect 'lock up & leave' residence.

The superb three bedroom, two bathroom semi detached house embodies a 'contemporary cottage' style throughout with refined interiors bathed in natural light.

The position of the home, set back behind a charming green space offers a sense of community, making it an ideal choice for those who appreciate a friendly neighbourhood atmosphere. The interior of the house is designed to maximise space and light, creating a warm and inviting environment.

Nantwich is renowned for its rich history and picturesque surroundings, offering a blend of modern amenities and traditional charm. Residents can enjoy a variety of local shops, cafes, and restaurants, all within easy reach.

The area is also well-connected, with excellent transport links to nearby towns and cities, making it convenient for commuting.

This property on Mytton Drive is not just a house; it is a place where memories can be made and is very much a wonderful opportunity to embrace the Nantwich lifestyle. Do not miss the chance to view this lovely property and envision your future in this delightful location.

EARLY VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn left at the traffic lights into Fairfax Drive. Turn right into Mytton Drive & continue where the property will be observed on the right hand side, set back behind the pretty green space.

LOCATION - NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

AGENTS NOTE:

The enchanting 'contemporary cottage' is nestled in a glorious position within the popular development of Kingsley Village. Within walking distance of the centre of Nantwich, schools and excellent transport links are also within easy reach. The present owner since purchasing has enhanced the property to now include an upgraded Kitchen, conservatory built to the rear, wood burning stove fitted in the Living Room plus fully landscaped gardens to the front & rear. There are also solar panels at the property on front roof section.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Attractive soft heritage yellow coloured entrance door beneath canopy porch. Light point, tiled floor & stairs rising to the first floor.

CLOAKS WC



LIVING ROOM

An excellent well proportioned room with super dual aspect. Two uPVC double glazed windows, wood burning stove to fireplace, double opening doors to the Conservatory.

CONSERVATORY

UPVC Double glazed windows, double opening doors with steps leading into the rear garden, tiled floor, space & plumbing for washing machine. Doors to Kitchen & Living Room.





BREAKFAST KITCHEN

Fitted by the present vendor since purchasing there are numerous cream coloured wall, base & drawer units together with work surfaces and inset sink with mixer tap. Numerous integrated appliances including oven & hob, uPVC double glazed window to rear, part tiled walls. Space for breakfast table & chairs. Tiled floor. Under stairs store.

DINING ROOM

Double doors opening from Kitchen, uPVC double glazed window to front with delightful outlook, tile floor.

FIRST FLOOR LANDING

UPVC Double glazed window to the rear.





MASTER BEDROOM ONE

Wonderfully proportioned with a fine front vista, the room features a panelled wallpaper feature wall, wall light points, uPVC double glazed window. Double opening doors to the roomy walk in wardrobe. Door to the Ensuite.

ENSUITE SHOWER ROOM

Excellent size corner shower, low level WC, wash hand basin inset into cupboard storage, uPVC double glazed window.



BEDROOM TWO

UPVC Double glazed window to front, built in wardrobe.



BEDROOM THREE

UPVC Double glazed window to front, fitted with office desk & drawers.





FAMILY BATHROOM

Panel bath, low level WC, wash hand basin inset into base cupboard unit, uPVC double glazed window.

Ideal for pets, the secure garden offers plenty of space to relax & entertain without the need for endless time sent on gardening and maintenance.



EXTERIOR

Superbly landscaped gardens to both the front & rear. With ease of maintenance in mind (perfect for discerning buyers particularly who require an easy lock up & leave home), there are elegant gravelled sections, paved pathways and timeless planting including specimen Roses & Lavender. A natural timber picket fence with gate & pathway to the front encapsulates the charm within the pretty home, whilst specimen trees bring classic structural planting softening the front facade. The enclosed rear garden again features gravelled sections, paved pathways and deep well stocked planted borders. Space for wood store. Rear pedestrian gate to driveway & personal door to side of garage.

SINGLE GARAGE

Electric remote operated roller door to front.

EPC RATING:

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





FLOOR PLANS PENDING

Wright Marshall
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