



4 Towers Close, Wistaston CW2 6QE

CHESHIRE  
LAMONT

A very well presented and deceptively spacious two bedroom detached bungalow situated in a tranquil cul-de-sac position within a highly regarded location and benefiting from a delightful private rear garden, extensive driveway and garage with utility area. NO CHAIN. Viewing recommended.

- A well presented two bedroom bungalow
- Situated in a convenient and highly regarded location
- Providing spacious accommodation
- Benefiting from a delightful established private rear garden with two useful sheds
- Extensive driveway and garage with utility area
- Reception hall, bay fronted lounge and dining kitchen
- Superb garden room with enjoying lovely aspects over the rear garden
- Two double bedrooms, dressing room and bathroom
- NO CHAIN
- Viewing highly recommended

#### Agents Remarks

Wistaston is very highly regarded for its proximity to junior schooling at Berkeley Academy and to Shavington High School. The local Spar and Post Office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic Nantwich.

#### Property Details

Double wrought iron gates allow access to an extensive brick edged drive providing superb parking facilities with a lovely landscaped area to front and a quarry tiled step ascends to a sectional glazed door leading to:

#### Reception Hall

With access to loft space, door to cloaks cupboard, coved ceiling, wall light points and a door leads to:

#### Lounge 18' 8" x 10' 11" (5.69m x 3.32m)

A spacious reception room with lovely aspects to the front via a large uPVC double glazed box bay window, coal effect fire upon marble hearth within oak surround, two uPVC double glazed windows to side elevation, wall light points and coved ceiling.

From the Reception Hall a door leads to:



### **Dining Kitchen 21' 11" x 9' 7" (6.69m x 2.91m)**

Superbly appointed with a lovely range of gloss fronted base and wall mounted units, quartz working surfaces and upstands, built-in double electric oven with four ring gas hob and filter canopy over, integrated fridge, integrated freezer, plumbing for washing machine, underslung sink, wall mounted Worcester gas fired central heating boiler, wall light points, coved ceiling and a uPVC window and door providing lovely aspects over the rear garden.

From the Reception Hall a door leads to:

### **Dressing Room**

With an excellent range of useful cupboards and drawers, large built-in double wardrobe incorporating railing and shelving, linen cupboard with slatted shelving and a sectional glazed door leads to:

### **Bathroom**

With a panelled bath, shower cubicle, WC, bidet, pedestal wash basin, tiled floor, part tiled walls, coved ceiling and a uPVC double glazed window.

From the Reception Hall a door leads to:

### **Bedroom Two/Sitting Room 10' 11" x 9' 11" (3.34m x 3.03m)**

With wall light points and uPVC double glazed doors with full height uPVC double glazed windows to either side lead to:

### **Garden Room 9' 0" x 9' 9" (2.75m x 2.96m)**

A lovely room enjoying superb views over the rear garden with uPVC double glazed windows to front and side elevations and wall light points.

From the Reception Hall a door leads to:

### **Bedroom One 11' 0" x 10' 1" (3.36m x 3.08m)**

With a superb range of full height and width fitted wardrobes incorporating railing and shelving and with cupboards above, further range of high level cupboards, coved ceiling and wall light points.

### **Gardens**

The rear garden is beautifully landscaped with an extensive paved patio and steps descending to a large lawned area, bordered by plants, trees and shrubs, all confined within hedging and neat wooden panel fencing. The garden further benefits from two useful garden sheds, external tap, external light and a gate to the side allows access to the front of the property.



### Garage 15' 9" x 8' 1" (4.79m x 2.46m)

With an up and over door, light, power, shelving, overhead storage facilities and a door at the rear leads to:

### Tool Shed 8' 5" x 8' 1" (2.57m x 2.46m)

With light, power, window and a door to the rear garden.

### Tenure

Freehold.

### Services

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

### Viewings

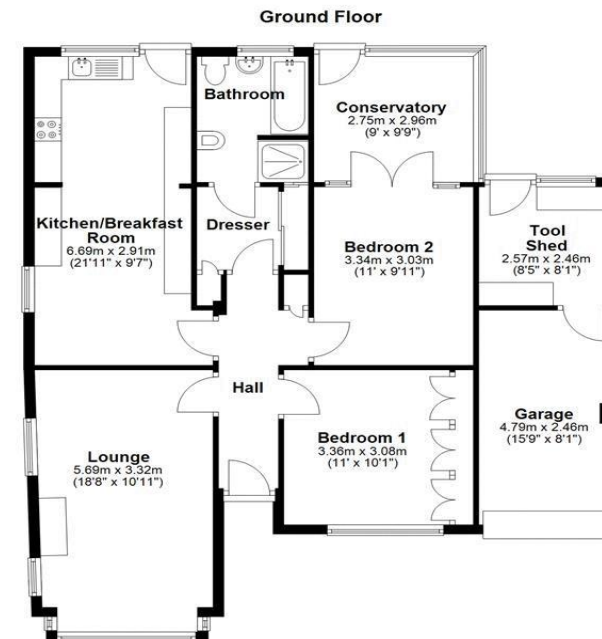
Strictly by appointment only via Cheshire lamont.

### Directions

Proceed out of Nantwich proceed along Crewe Road towards Wistaston. Continue through the traffic lights at Wells Green and take the second right hand turning onto Berkeley Crescent. Take the second right turning onto Towers Close and the property is located on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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