



29 Flowerscroft, Stapeley, Nantwich CW5 7GN



An exceptional extended modern detached family home situated within the highly regarded Stapeley Estate providing impeccably appointed accommodation throughout with a stunning spacious extension to the rear and benefiting from high quality fixtures and fittings with contemporary kitchen and bathrooms.

- An impeccable modern detached house
- Extended and enhanced throughout to a very high standard
- Previous planning permission granted for an extension above the garage
- Situated in a sought after area nearby to highly regarded schools and Nantwich town centre
- Benefiting from an enclosed garden with porcelain patio, double width driveway and integral garaging
- Hallway, lounge and exceptional spacious open plan living family dining kitchen
- Utility room and cloakroom
- Master bedroom with en-suite shower room
- Two further bedrooms and contemporary family bathroom
- Viewing highly recommended

#### Agents Remarks

This superbly appointed family home stands upon the popular Stapeley Estate and is located nearby to facilities for day to day requirements and nearby to Pear Tree Primary School, Broad Lane Primary School, Weaver Primary School, St Anne's Primary School and Brine Leas Senior School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

#### Property Details

A double width driveway stands to the front of the property leading to an integral single garage and a covered canopy porch with sectional glazed composite door allows access to:

#### Hallway

With attractive tiled flooring, coved ceiling, column radiator, staircase ascending to first floor and a sectional glazed oak door leads to:



### Lounge 15' 0" x 12' 0" (4.58m x 3.67m)

Delightfully appointed with a uPVC double glazed window to front elevation incorporating fitted plantation shutters, radiator, television niche, coved ceiling, remote controlled coal effect gas stove inset within alcove (separate negotiation), recessed ceiling lighting and sectional glazed double doors lead to:

### Stunning Open Plan Living Family Dining Kitchen 22' 1" max x 24' 5" max (6.72m max x 7.44m max)

A simply superb spacious area with lovely aspects over the rear garden.

#### Kitchen Area

Superbly appointed with a range of high quality shaker style base and wall mounted units, quartz working surfaces, large quartz topped central dining counter incorporating cupboards and drawers beneath, induction hob with filter canopy over, AEG built-in electric oven, AEG integrated dishwasher, AEG tall integrated fridge, AEG integrated freezer, under slung one and a half bowl sink with Quooker tap, wide plank effect tiled flooring with underfloor heating, uPVC double glazed window overlooking rear garden, recessed ceiling lighting, coved ceiling, tall column radiator, door to under stairs storage cupboard with shelving and open access to:

#### Living/Family Area

With 5 panel bi-folding doors to patio terrace, wide plank effect tiled flooring, coved ceiling, stunning feature lantern rooflight and recessed ceiling lighting.

From the Kitchen Area a sectional glazed oak door leads to:

#### Utility Room

With complimentary base and wall mounted units, quartz working surfaces, underslung sink with mixer tap, plumbing for washing machine, space for tumble drier, wide plank effect tiled flooring, access to loft space, coat hooks, door to garage and an oak door leads to:

#### Cloakroom

With wall mounted wash basin, WC, half height wall panelling, chrome towel radiator, wide plank effect tiled flooring and uPVC double glazed window.

#### First Floor Landing

With oak door to linen cupboard, access to loft, coved ceiling and an oak door leads to:

#### Master Bedroom 11' 3" x 9' 8" (3.43m x 2.94m)

With a uPVC double glazed window incorporating plantation shutters to front elevation, column radiator, oak door to single wardrobe with railing, coved ceiling and an oak door leads to:



### Contemporary En-Suite Shower Room

Impeccably appointed with a large walk-in shower enclosure incorporating rain shower and additional shower attachment, marble topped vanity wash basin with cupboards beneath and illuminated sensor mirror above, WC, uPVC double glazed window, towel radiator, tiled flooring and recessed ceiling lighting.

### Bedroom Two 9' 3" x 9' 8" (2.82m x 2.94m)

With a uPVC double glazed window to rear elevation, column radiator, coved ceiling and oak door to single wardrobe incorporating railing.

### Bedroom Three 7' 9" x 6' 6" (2.36m x 1.98m)

With a uPVC double glazed window to front elevation incorporating plantation shutters, column radiator and coved ceiling.

### Stunning Bathroom

Fully appointed with an oversized double ended bath incorporating shower tap, WC, vanity wash basin with cupboards beneath and to side, tiled flooring, chrome towel radiator, recessed ceiling lighting and uPVC double glazed window.

### Externally

The property benefits from an enclosed rear garden with a lawned area, attractive porcelain tiled patio, external tap and power. A pedestrian gate to the side allows access to the front drive and garage.

### Integral Single Garage

With up and over door, light and power.

### Tenure

Freehold.

### Services

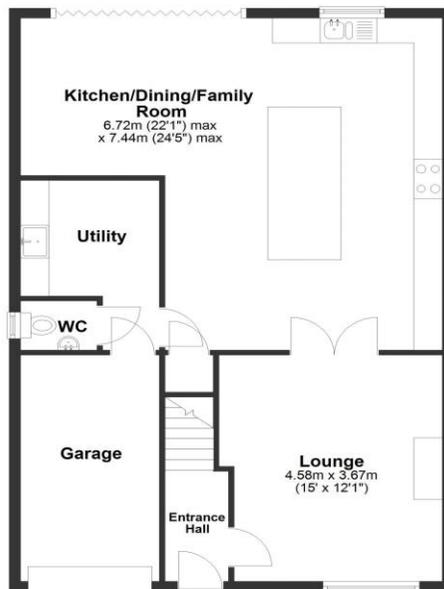
All main services are connected (not tested by Cheshire Lamont).

### Directions

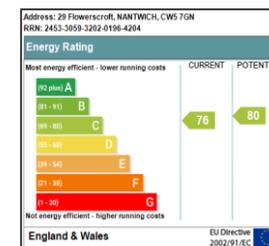
From Nantwich proceed along Wellington Road towards Audlem passing Brine Leas school on the right hand side. Turn left at the traffic lights onto Peter Destaplegh Way and left again at the next set of traffic lights onto Pear Tree Fields. Take the second left hand turning onto Clonners Field and the second right hand turning onto Flowerscroft where the property can be located on your right hand side.



**Ground Floor**  
Approx. 84.8 sq. metres (912.9 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (421.3 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.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441