



3 Blossom Grove, Edleston

Guide Price £435,000



in association with



3 Blossom Grove

Edleston, Nantwich



A well-presented four-bedroom detached property located on Blossom Grove, positioned on a quiet no-through road overlooking green space. The property benefits from two en-suite bedrooms, an integral garage and a private rear garden.

This four-bedroom detached property offers well-balanced accommodation suited to family living. The ground floor includes an entrance hall providing access to the lounge, kitchen and integral garage. The lounge is positioned to the front of the property and benefits from a large bay window allowing plenty of natural light. Double doors lead through to the kitchen/dining room at the rear.

The kitchen/dining room is fitted with matching wall and base units along with integrated appliances including a dishwasher, double oven and hob with extractor fan. The space also benefits from a breakfast bar and double doors providing access to the rear garden. Off the kitchen there is a separate utility room with additional fitted cupboards, sink, plumbing for a washing machine and dryer, along with housing for the boiler. The utility room also provides access to a cloakroom and the rear garden.

- Four Bedroom Detached Property
- Quite No-Through Road Position
- View Over Green Space TO The Front
- Private Rear Garden With Patio And Lawn



3 Blossom Grove

Upstairs, the property offers four bedrooms, including two large double bedrooms with en-suite shower rooms. The principal bedroom also benefits from fitted wardrobes. The remaining accommodation includes a further double bedroom and a single bedroom. Both en-suites comprise a three-piece suite including walk-in shower, WC, sink and heated towel rail. The family bathroom includes a panelled bath, vanity unit and WC.

The property occupies a prime position within the development, situated on a dead-end road with no through traffic and open views over green space to the front.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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GARDEN

Externally, the rear garden includes a patio area and lawn with mature borders providing a good level of privacy.

OFF STREET

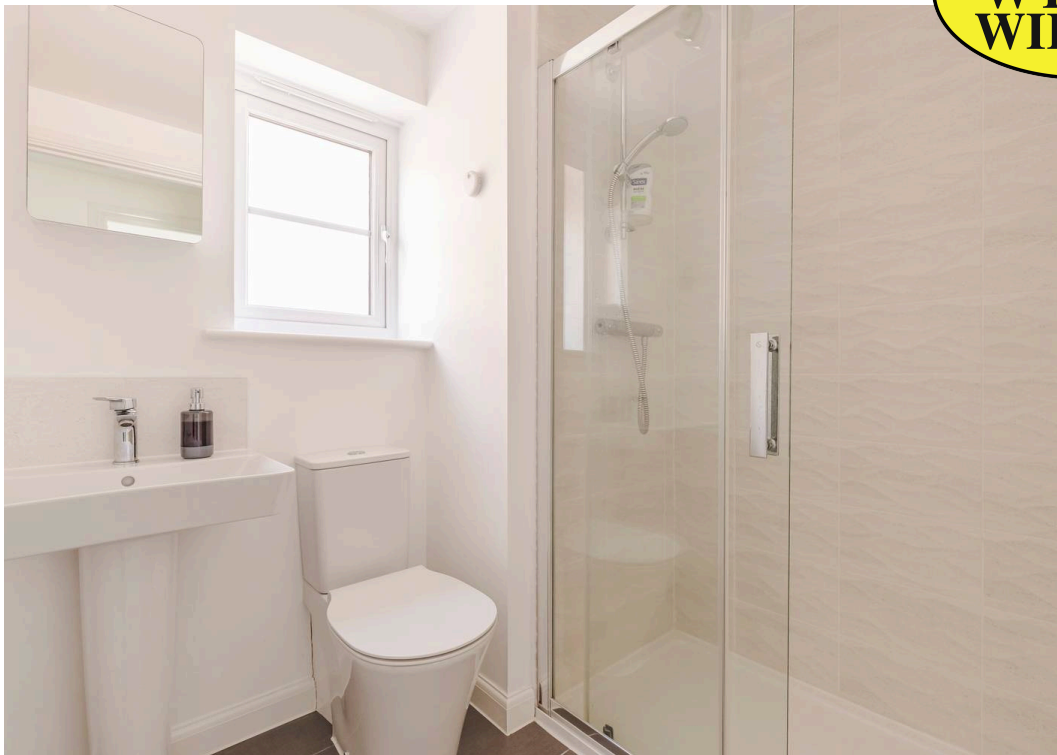
2 Parking Spaces

To the front, the property benefits from driveway parking for two vehicles along with access to the integral garage via an electric roller door.





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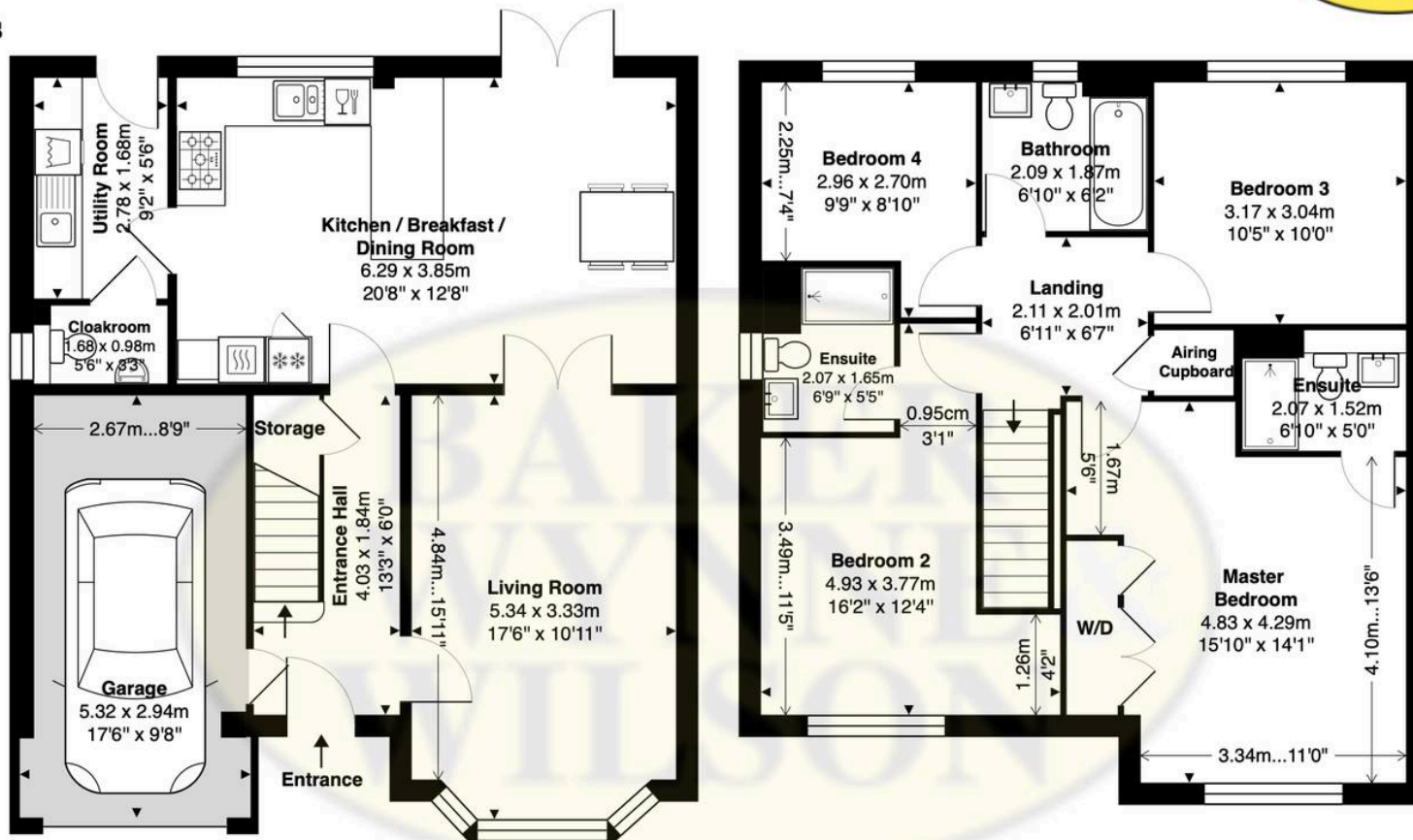
Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

01270625214 • info@bakerwynneandwilson.com • bakerwynneandwilson.com/



in association with





Ground Floor
Includes Garage
Floor Area: 72.4 m² ... 780 ft²

First Floor
Floor Area: 67.6 m² ... 727 ft²

3 BLOSSOM GROVE, EDLESTON, NANTWICH, CHESHIRE, CW5 5XR

Approximate Gross Internal Area: 140.0 m² ... 1507 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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