



108 Colleys Lane, Willaston - CW5 6NT
£550,000



in association with



108 Colleys Lane

Willaston, Nantwich

An elegant and subtle three bedroom detached bungalow with a confident contemporary edge over two newly renovated and inspiring floors, where a significant extension has been added to the rear, providing an airy open-plan kitchen and dining space that spills onto a full width patio – indoors and out combining effortlessly – an arrangement that comes into its own in the warmer months.

Boasting views to front and rear over open farmland in a coveted semi rural yet truly convenient area. Lawned gardens, extensive parking, tandem garage **total plot area approx. 0.25 acre.** (Front to rear depth over 200 ft)

- **DIRECTIONS TO CW56NT**

What3words /// [cycles.summaries.starter](#)

From the agent's office on Pepper Street (CW5 5AB) turn right onto Beam Street. At the traffic lights turn left onto Millstone Lane/B5074. At the main roundabout take the first exit onto Crewe Road /B5338. At the next main roundabout take the fourth exit and at the next roundabout take the first exit onto Cheerbrook Road. Take the next left turn and the property will be observed a short distance on the left-hand side.

- **APPROXIMATE DISTANCES**

Connectivity & Convenience - Effortless Commuting:

The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500. Crewe Station (2.5 miles) presently offers fast access into London and other major cities.



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- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Immediately upon entering, the clean and crisp design shapes this contemporary remodeled bungalow redefines the concept of a family home into a contemporary modern lifestyle. Light floods through the sliding glazing and sky lantern, which in turn opens up a view of the patio, rear garden and open fields beyond, making it feel integral to the main living space. This inspiring rear extension has created an expansive open-plan space, which serves as the centre piece for the family, where work can coexist with cooking, entertaining, and quiet relaxation. Appliances in the kitchen are principally by Neff and other quality brand names can be found throughout the property.

We recommend an early viewing to fully appreciate this property with its real sense of the 'wow factor'

- **NOTEWORTHY FEATURES**

An exhaustive and comprehensive renovation and remodelling new development. Column radiators, Hard flooring. Cast stove. Downstairs Bath/ shower room with wc - opposite bedroom 3 to provide longevity of occupation and convenience. Freestanding contemporary roll top bath. Chatsworth fitments. Lifestyle kitchen with solid wood custom painted cabinets. island/ breakfast bar, Quartz worksurfaces. AEG induction hob. Two AEG ovens. Twin set built in tall fridge freezers. Zanussi dish washer. Matching cabinets to the kitchen in the large utility room with cloaks storage .Two first floor double bedrooms one with an ensuite shower and wc both with idyllic rural views.



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Extensive off-road parking, New detached tandem garage suitable for subdivision as a potential work from home office, if required, subject to any necessary consents.

- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME**

If you like this property, why not request a consultation with a local expert **Mark Johnson**. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.

- **OUT AND ABOUT**

No 108 Colleys Lane is located on the rural edge of Willaston Village, a desirable, thriving community only a short distance from the historic town of Nantwich and Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by within walking distance and provides a farm shop, café, and butchers.



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Willaston, Nantwich

The historic market town of Nantwich is a short travelling distance away, approximately 1 mile and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants, and bars but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

- **WHY LIVE WITHIN CLOSE PROXIMITY TO NANTWICH TOWN**

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Historic Heartbeat Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400+ year trading legacy.

Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

- **SERVICES**

Mains, water, gas and electricity. Private drainage system.

- **TENURE**

Freehold

- **COUNCIL TAX**

Band D.

- **CONSTRUCTION**

Rendered brick and tile.



Entrance Hall

14' 4" x 4' 7" (4.36m x 1.40m)

Kitchen / diner

35' 8" x 28' 10" (10.88m x 8.79m)

Living Room

12' 10" x 12' 7" (3.90m x 3.84m)

Bathroom

10' 10" x 6' 2" (3.30m x 1.89m)

Boot Room

10' 10" x 8' 0" (3.30m x 2.45m)

Landing

6' 6" x 5' 1" (1.97m x 1.54m)

Master Bedroom

14' 9" x 10' 11" (4.50m x 3.33m)

Ensuite

5' 9" x 3' 9" (1.75m x 1.14m)

Bedroom 2

12' 11" x 10' 8" (3.93m x 3.26m)

Study / Bedroom 3

12' 10" x 10' 11" (3.90m x 3.32m)

Garage

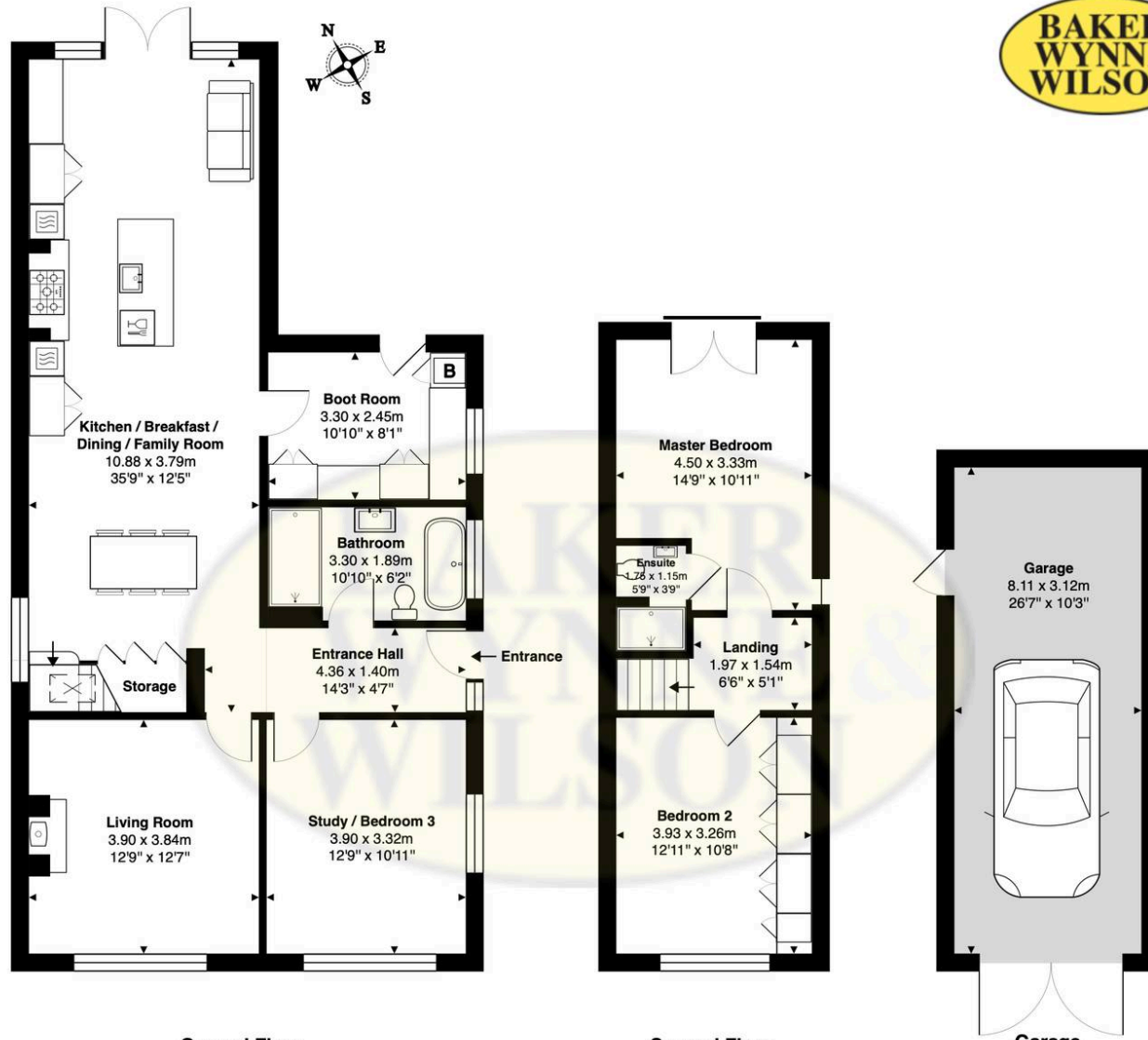
26' 7" x 10' 3" (8.11m x 3.12m)



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Ground Floor
Floor Area: 91.8 m² ... 988 ft²

Second Floor
Floor Area: 33.4 m² ... 359 ft²

Garage
Floor Area: 25.3 m² ... 272 ft²

108 COLLEYS LANE, WILLASTON, NANTWICH, CHESHIRE, CW5 6NT

Approximate Gross Internal Area: 150.5 m² ... 1620 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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