



No.7 Park Road, Nantwich CW5 7AQ

CHESHIRE  
LAMONT



No.7 Park Road, Nantwich is a unique and exceptional detached house, impeccably designed and presented to afford stylish and contemporary living throughout. Incorporating incredible Nordic style design and features within walled and gated gardens in a prime residential location. Viewing highly recommended.

- Stunning property designed by renowned local architects Bower Edleston
- Exceptional flow of rooms maximising light and space
- Versatile open plan living accommodation with three reception rooms
- Master bedroom with substantial en-suite shower room and walk-in wardrobe
- Abundant and well designed storage solutions in the library/office, gym/recreation room, hallway and in two of the additional bedrooms
- High energy efficiency throughout featuring triple glazed windows and underfloor heating to two floors
- Accessed by remote controlled electrically operated sliding gate, ample parking for 4 to 5 cars
- Walled and private rear garden
- Within a short walk of Shewbridge Lake and the historic Nantwich town centre
- Viewing highly recommended



#### Agents Remarks

"No. 7" Park Road has been comprehensively re-modelled, extended and enhanced over the past few years to create a stunning, most unique and individual spacious family detached residence of 2,534sqft. Careful consideration has been given to its design and style with fixtures and fittings sourced from a wide range of individual specialist manufacturers throughout Europe and the UK. The house incorporates a wealth of highly appealing features and storage solutions and also provides very versatile ground floor living space and reception accommodation.

**Property Specifications** \* Triple Glazed engineered timber doors and windows with granite window sills \* Engineered French white Oak wood flooring \* Schuller kitchen with granite working surfaces \* Siemens appliances \* Double built in Siemens oven with microwave, wi-fi and steam function \* Velux electric triple glazed roof windows with rain sensor \* Duravit sanitary ware and bathroom furniture \* Italian porcelain tiles \* Google Nest smart home system including Nest learning thermostat, video doorbell, smoke detectors \* Underfloor heating system and Belgian Vasco-Niva designer radiators \* Stovax log burner \* Recessed spotlights \* Aquasana Rhino EQ-1000 Whole house water filter system

### Nantwich

The house benefits from a lovely setting in a highly favoured residential position within walking distance of Nantwich and nearby Shrewbridge Lake and The River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

### Property Details

A porcelain tiled paved pathway leads to a raised slate entrance way, to a handsome Danish handcrafted Jetrae steel-core entrance door with a full height glazed side panel overlooking front garden and South facing aspects leading to:

### Spacious Reception Hall

A beautifully appointed entrance to the property providing a lovely light area leading to the cleverly designed family/dining/kitchen space. With high quality recessed contemporary lighting, contemporary panel radiator, high quality French white Oak engineered flooring throughout the ground floor, push close under stairs storage cupboards and drawers incorporating railings and shelving and a door leads to:



### Cloakroom Suite

With window overlooking rear gardens, porcelain tiled flooring, part tiled walls, WC, Duravit enamel sink bowl upon vanity surround with drawers beneath and fitted mirrors.

From the Reception Hall a double doorway leads to:

### Large Lounge/Living Room 23' 9" x 13' 1" (7.23m x 4.00m)

Beautifully designed and appointed with a recessed wall mounted contemporary Stovax log burner within slate surround and hearth, log store recess, two contemporary wall panel radiators, engineered French white Oak wood flooring, double doors overlooking private walled rear gardens and ceiling mounted spotlights.

### Open Plan Dining Kitchen Area 27' 1" max x 24' 5" max (8.26m max x 7.43m max)

The ground floor has been beautifully designed and orientated to maximise the flow of light and space. The open plan dining and fully fitted kitchen area enjoys wonderful aspects and light via wide sliding full height windows to the rear elevation overlooking the garden and terrace. A partially vaulted ceiling over the kitchen provides yet more light by way of three large remote controlled velux windows.

### Kitchen Area

The kitchen is fully appointed with a superb range of high quality contemporary style base and wall mounted units by Schuller. The extensive work surfaces are in dark granite. There are built in Siemens appliances including: double electric oven with microwave and steam functions, full height fridge and full height freezer. A Faber motorised extraction system, a full height pantry cupboard with slide out shelving storage, porcelain tiled flooring, large granite topped island with breakfast counter.

### Dining Area

Full height windows overlook the rear gardens and a sliding pocket door leads to :

### Family Room 13' 6" x 10' 6" (4.11m x 3.20m)

A wonderful family room providing a great area for relaxing, homework, games etc. There is a window to the front elevation, a contemporary wall panel radiator, ceiling mounted spotlights and engineered french white oak flooring.

### Living Area

The living area has been carefully designed with a dedicated versatile home storage area with full height push cupboards incorporating railing and shelving for coat storage with a central shelved display area.



From the Dining Area open access leads to:

**Rear Library and Home Office Area 11' 10" x 15' 8" (3.60m x 4.78m)**

With full height and width fitted shelving units incorporating a built in full height cupboard incorporating shelving, full glazed double doors to patio terrace and recessed ceiling lighting.

From the Kitchen a door leads to:

**Laundry/Utility Room 9' 11" x 11' 0" (3.02m x 3.35m)**

Beautifully designed and appointed as a spacious laundry room with full height fitted cupboards incorporating shelving and domestic requirement facilities, granite work top with underslung sink with Quooker boiling water tap over, plumbing for washing machine, wall mounted cupboards, porcelain tiled flooring, underfloor heating, recessed ceiling lighting, a glazed door to outside and a sliding pocket door leads to:

**Home Gym/Recreation Room 11' 8" x 11' 0" (3.56m x 3.35m)**

With window to South elevation, recessed ceiling lighting and fitted full height push doors incorporating storage units and shelving.

From the Reception Hall a handsome illuminated glazed staircase ascends to:

**First Floor Landing**

With engineered French white Oak wood flooring and a full height window overlooks the rear gardens. The landing incorporates fitted push close doors to a built in cupboard incorporating manifolds for underfloor central heating and IT routers. A large wide loft access with retractable ladder leads to loft providing outstanding fully boarded storage space to the length of the property.

From the Landing a door leads to:

**Principal Bedroom 13' 9" x 13' 1" (4.20m x 4.00m)**

A beautifully appointed bedroom suite with windows enjoying fine South facing aspects, engineered French white Oak wood flooring and a sliding pocket door leads to:

**En-Suite Shower Room**

With glazed tiled shower enclosure incorporating overhead shower and tiled niche, contemporary twin enamel sinks with column taps and within vanity surround with drawers beneath, large wall mounted mirror, fitted shelving and storage, WC, wall mounted dual fuel towel radiator, porcelain tiled flooring and recessed ceiling lighting.



From the Principal Bedroom area a sliding pocket door leads to:

**Walk-In Wardrobe 10' 0" x 7' 4" (3.06m x 2.23m)**

Fully fitted to all sides incorporating an abundance of railing, shelving and drawers, full height fitted mirror and a window providing fine South facing aspects.

**Bedroom Two 10' 0" x 10' 6" (3.06m x 3.20m)**

A window provides lovely South facing aspects to the front, fitted wardrobes incorporating railing and shelving, fitted side shelved unit and engineered French white Oak wood flooring.

**Bedroom Three 9' 4" x 11' 0" (2.85m x 3.35m)**

With window to rear elevation and engineered French white Oak wood flooring.

**Bedroom Four 11' 8" x 11' 0" (3.56m x 3.35m)**

With window to South elevation, fitted wardrobes incorporating railing and shelving, fitted side shelving unit and engineered French white Oak wood flooring.

**Bathroom 8' 1" x 11' 4" (2.47m x 3.45m)**

A stunning contemporary bathroom with freestanding bath incorporating chrome column tower and shower, twin bowl vanity sinks with shelving and drawers beneath, fully glazed tiled shower enclosure with overhead shower, WC, recessed ceiling lighting and wall mounted dual fuel towel radiator.

**Externally**

No. 7 stands within contemporary style walled gardens to the front and rear. Access is by way of an electrically operated remote controlled sliding gate to a large parking and lawned area at the front of the property. Park Road contains a wide range of period and character properties in a prime residential location just a few minutes walk to the lovely Nantwich Lake and the town centre. The gardens to the rear benefit from privacy and seclusion being bordered by high walling, there is an artificial lawned area and a substantial composite decked entertaining area. A storage shed stands to the side of the property incorporating also a garden/log store.

**Tenure**

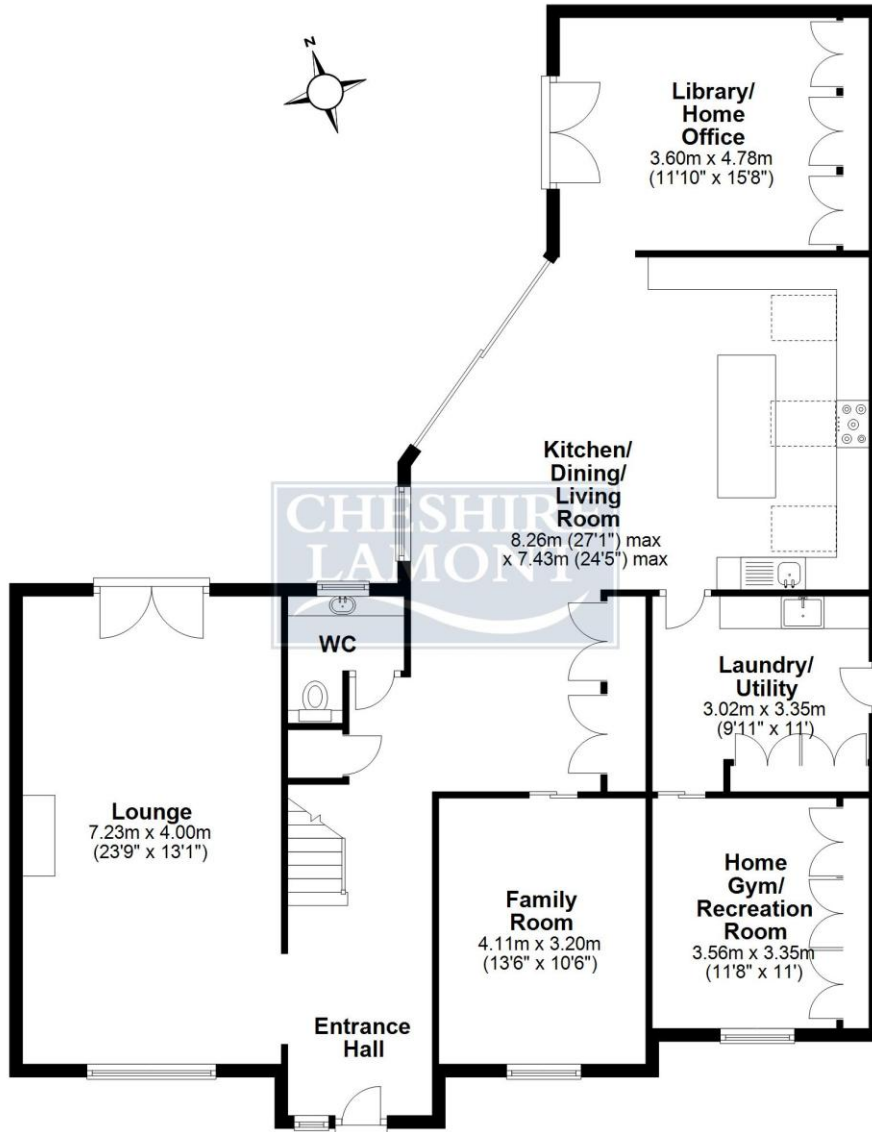
Freehold.

**Services**

Mains water connected with water filtration system, mains gas, underfloor heating to majority ground and first floor, triple glazing, mains electricity.

## Ground Floor

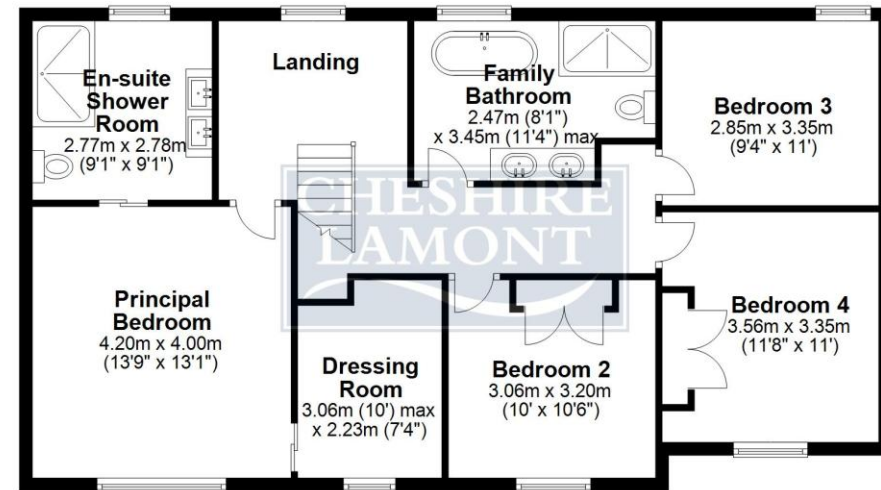
Approx. 145.6 sq. metres (1567.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## First Floor

Approx. 89.8 sq. metres (966.7 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.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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