



**33 Marsh Lane, Nantwich**

Guide Price **£815,000**



*in association with*



# 33 Marsh Lane

Nantwich, Nantwich

A HIGH QUALITY AND DISTINCTIVE DETACHED HOUSE OF EXCELLENT PROPORTION IN AN ENVIABLE, SLIGHTLY ELEVATED, GATED SETTING, 500 YARDS FROM NANTWICH TOWN CENTRE

## DESCRIPTION

This impressive detached house was built in 2004 by Antler Homes of brick under a tiled roof. Approached via electrically operated gates over a shared (with 33A and 33B) tarmacadam drive. It forms one of three similar houses in a select enclave.

The property has an impressive total floor space of 3,000 square feet including the garage. In total, there are three reception rooms on the ground floor. The living room extends to over 29 feet in length and features a fireplace and quality flooring. The dining room and study, both with quality flooring, provide further versatile reception space. The kitchen/breakfast room extends to over 29 feet in length and is well equipped with granite worktops, Neff integrated oven, grill and microwave, five burner gas hob unit with extractor hood above and integrated refrigerator/freezer. At first floor level there is a galleried landing, a principle suite comprising bedroom, dressing room with extensive fitted wardrobes and a large ensuite bathroom with bath and shower. The second double bedroom has a guest ensuite, while three further double bedrooms on the first floor are serviced by a bathroom with bath and shower. Overall this is a special home, offering a rare buying opportunity and is well worthy of inspection.



# 33 Marsh Lane

## LOCATION & AMENITIES

33 Marsh Lane lies about 500 yards from Nantwich town centre. There is easy access to the towns excellent range of day to day facilities, shops and amenities. The local canal network and alternative public footpath routes offer immediate contact with open countryside and delightful walks. There are many nearby popular schools at both primary and secondary levels, the nearest being a short walk from the house.

Also particularly well placed to access the major road networks for those planning to commute, Crewe Station in less than twenty minutes drive with direct services to London Euston (90 minutes). Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich with Manchester and Liverpool offering alternative big city entertainment, also easily accessible.

## APPROXIMATE DISTANCES

Crewe Station 6 miles, Tarporley 8 miles, M6 (junction 16) 10 miles, Chester 19 miles, Manchester Airport 30 miles.

## DIRECTIONS

To reach the property from Nantwich, proceed along Welsh Row, turn left into Marsh Lane and the property is located on the left hand side.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E



**SUMMARY**

Reception Hall, Cloakroom, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Galleried Landing, Principle Bedroom Suite Comprising Bedroom, Dressing Room and Bathroom, Bedroom No. 2 with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Attached Double Garage, Car Parking Space, Gardens

**TENURE**

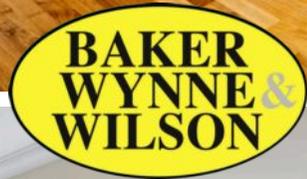
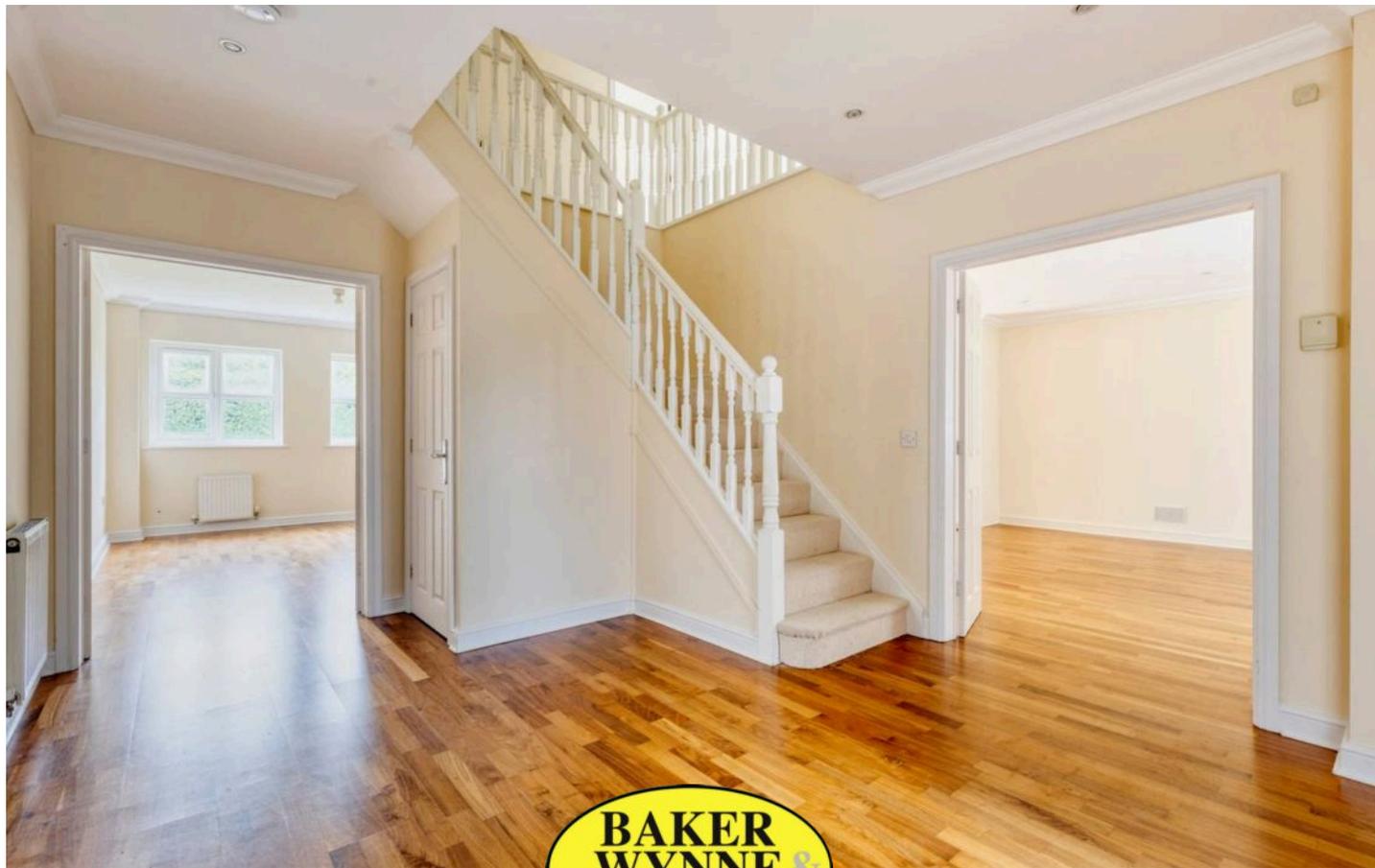
Freehold.

**COUNCIL TAX**

Band G.

**VIEWING**

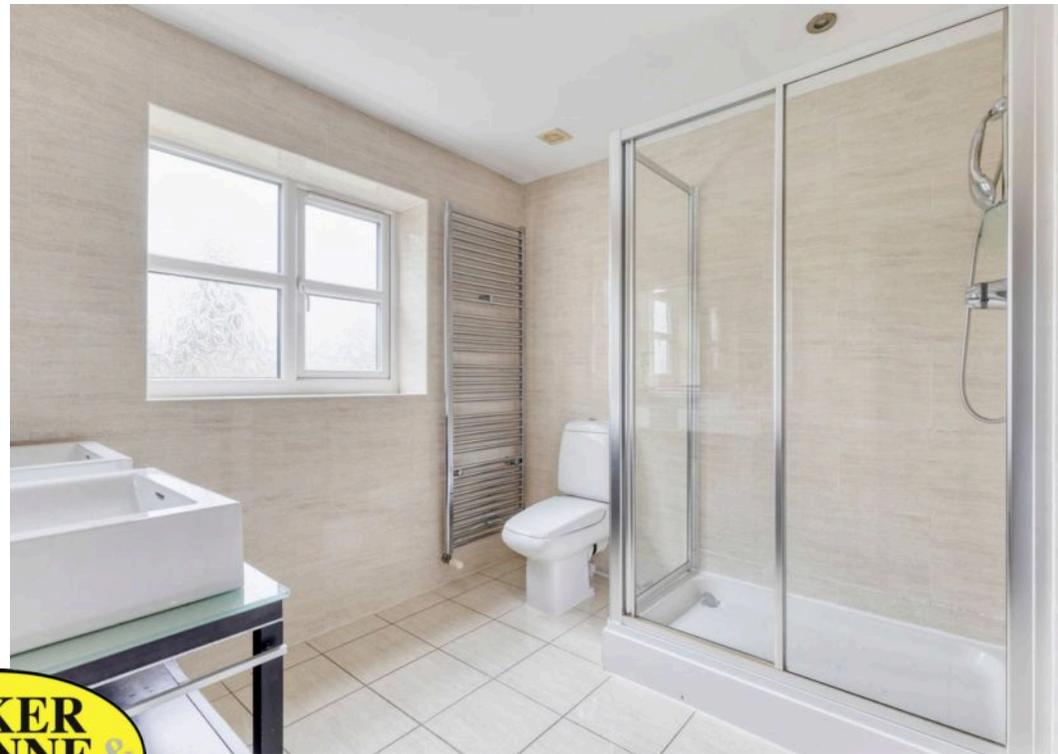
By appointment with Baker, Wynne & Wilson.





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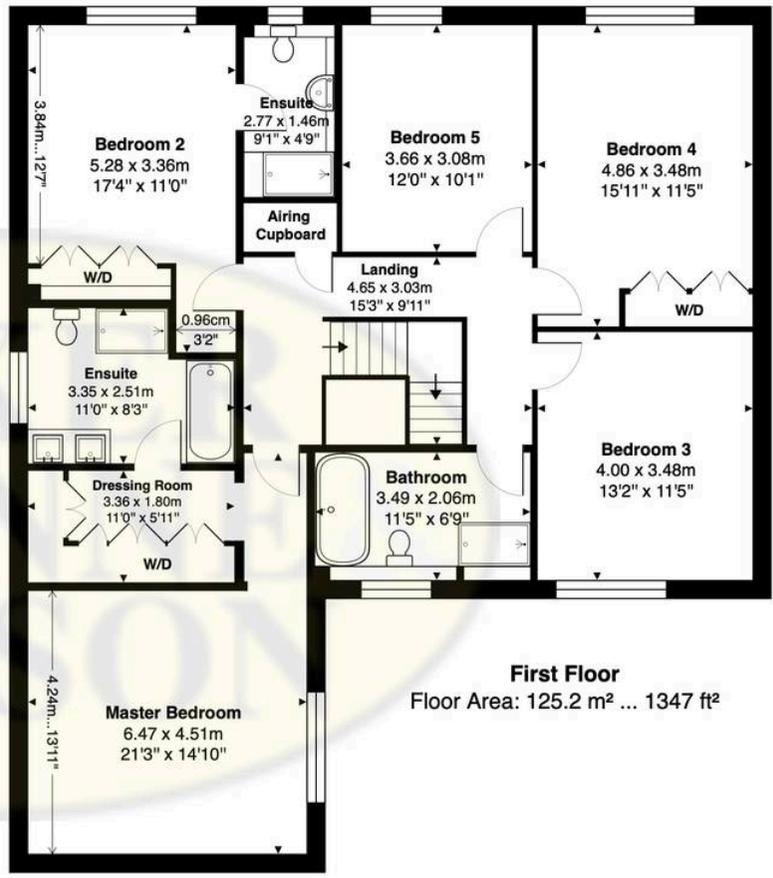
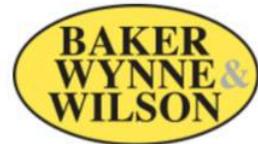
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**33 MARSH LANE, NANTWICH, CHESHIRE, CW5 5HH**

Approximate Gross Internal Area: 285.3 m<sup>2</sup> ... 3070 ft<sup>2</sup> Includes Double 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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