



Baytree Croft, 10 Brown Avenue, Nantwich CW5 7DH

CHESHIRE
LAMONT

An exceptional three bedroom detached bungalow standing in a sought after, tranquil residential position nearby to Nantwich town centre providing impeccably improved, extended accommodation of the highest calibre incorporating superb style, design and high quality features. With large corner gardens, double width driveway and available for early completion with NO CHAIN. Viewing highly recommended.

- A stunning newly converted and extended bespoke detached bungalow of exceptional appeal
- Affording contemporary style with delightful design and features
- Standing in an extensive tranquil corner position with double driveway and enclosed gardens
- Impeccably appointed and presented throughout to the highest of standards
- In a highly sought after residential location nearby to Nantwich town centre
- Vaulted open plan dining kitchen, lounge and utility room
- Stunning contemporary bathroom with separate shower and porcelain tiling
- Master bedroom with en-suite shower room and two further bedrooms
- Newly fitted carpets and high quality Amtico flooring
- NO CHAIN

Agents Remarks

The area is highly regarded and ideally located for excellent primary schools and the highly regarded Brine Leas Academy secondary school. Nantwich town centre is within walking distance and there is also a very handy daily local bus service into the town centre. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

The bungalow enjoys an impressive corner position with extensive lawned gardens retained within low stone capped brick walling extending to the front and side of the property with attractive recently



laid turf. A cobble edged tarmac double width driveway provides superb parking facilities and a paved path leads from the corner position to a high quality oak effect composite door within glazed frame allowing access to:

Reception Hall

A beautiful entrance to the property with outstanding aspects through to the kitchen, herringbone Amtico flooring, cloaks cupboard incorporating a combination gas fired central heating boiler and a door leads to:

Lounge 15' 5" x 11' 4" (4.71m x 3.45m)

With a uPVC double glazed window to front elevation.

Luxurious Bathroom 9' 4" x 5' 6" (2.85m x 1.67m)

Beautifully appointed with a large walk-in shower tray, wall mounted vanity wash basin with drawers beneath, WC, panelled bath with central shower taps, porcelain tiled walls and uPVC double glazed window.

Inner Hall

With access to loft, herringbone Amtico flooring and a door leads to:

Utility Room 6' 9" x 4' 11" (2.05m x 1.50m)

Superbly appointed with granite working surfaces, shaker style base and wall mounted units, tall implement cupboard, underslung sink with mixer tap, plumbing for washing machine, space for further under counter appliance, extractor fan and uPVC double glazed window.

From the Inner hall a glazed door leads to:

Stunning Open Plan Dining Kitchen 23' 9" max x 10' 9" max (7.25m max x 3.27m max)

Superbly appointed with lovely aspects over the side and rear gardens.

Dining Area

With uPVC double glazed window to side elevation, herringbone Amtico flooring and open access to:

Vaulted Kitchen

Impeccably appointed with an outstanding range of shaker style base and wall mounted units, granite working surfaces with complimentary upstands, NEFF built-in electric oven, microwave and warming drawer, four ring induction hob with filter canopy over, underslung sink with mixer tap, integrated dishwasher, integrated fridge and freezer, uPVC double glazed sliding patio doors to paved patio, Velux windows, uPVC double glazed window to rear elevation and herringbone Amtico flooring.

From the Inner Hall a door leads to:



Bedroom Two 10' 8" x 9' 11" (3.26m x 3.03m)
With a uPVC double glazed window to rear elevation.

Master Bedroom 13' 9" max x 10' 5" (4.20m max x 3.17m)
With a uPVC double glazed window to rear elevation, wall light points and a door leads to:

Contemporary En-Suite Shower Room

With a large walk-in shower tray, WC, vanity wash basin with cupboard beneath, porcelain tiled walls, uPVC double glazed window and extractor fan.

Bedroom Three 17' 9" max x 7' 10" (5.41m max x 2.39m)
With a uPVC double glazed window to front elevation.

Gardens

The property stands in an extensive corner plot with lawned areas to the front and side with a gate allowing access to the rear. The lawned rear gardens also extend to the side and are contained within new wooden fencing with a paved patio area and a designated area for large garden store or similar (buyers' choice).

Tenure

Freehold.

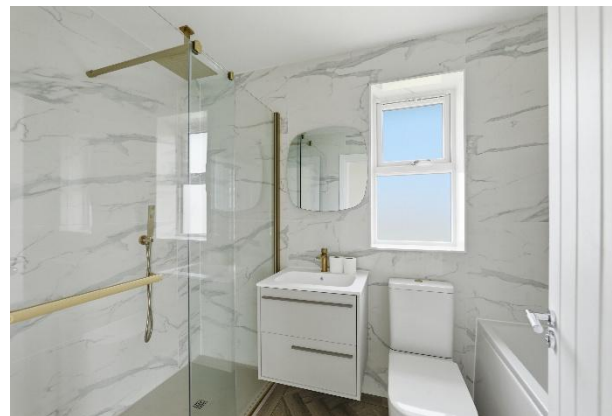
Services

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

Directions

From our office in Nantwich proceed past Morrisons and turn left onto Wellington Road. Take the 3rd left turning onto Parkfield Drive, turn right onto Delamere Road, left onto Marlowe Drive and left onto Brown Avenue where the property can be located on the left hand side.

EPC to be inserted



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.

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