



19 Pace Avenue, Cheerbrook Gardens, Willaston CW5 7TG





A superbly presented modern four bedroom bay fronted detached family home situated in a corner position enjoying lovely aspects to the front, within a lovely development on the periphery of Willaston village providing well arrayed accommodation over two floors and benefiting from a double width driveway, garaging and a large lawned rear garden with porcelain patio. Viewing highly recommended.

- A modern four bedroom bay fronted detached house
- Standing in a generous corner plot within a highly sought after development on the periphery of Willaston village
- Providing beautifully appointed accommodation throughout
- Double width driveway, garage and large lawned rear garden
- Reception hall, lounge with lovely aspects to the front and cloakroom
- Superb fully appointed open plan family dining kitchen with doors to garden and utility room
- Master bedroom with en-suite shower room, three further double bedrooms and bathroom with separate shower
- Amtico flooring, upgraded kitchen and bathrooms with Porcelanosa tiling
- Six years remaining of the NHBS warranty
- Viewing highly recommended

#### Agents Remarks

This superb detached property stands on the periphery of Willaston village and has been enhanced and improved by the current owner to provide a lovely family home. The village benefits from high regarded junior schooling, shops and facilities that provide for day to day requirements and is only a few miles away from historic Nantwich. The village enjoys a very popular social club and hosts the renowned annual worm charming event. Nearby 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 is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A lawned garden with landscaped area stands to the front of the property with a double width driveway leading to a single garage. A covered canopy porch with a high quality uPVC double glazed composite door allows access to:

#### Reception Hall

A lovely entrance to the property with herringbone grey oak effect Amtico flooring, panel door to deep under stairs cupboard, radiator, stairs ascending to first floor, security alarm and a panel door leads to:

#### Cloakroom 6' 7" x 2' 11" (2.01m x 0.89m)

With a wall mounted wash basin, WC, radiator and uPVC double glazed window.

From the Reception Hall a panel door leads to:

#### Lounge 14' 1" x 14' 1" (4.29m x 4.29m)

A beautifully appointed reception room with a uPVC double glazed box bay window to front elevation providing lovely aspects over a green space, uPVC double glazed window to side elevation and radiator.

From the Reception Hall a panel door leads to:

#### Open Plan Family Dining Kitchen 21' 4" x 9' 6" (6.50m x 2.90m)

Superbly appointed with a great range of high quality gloss front base and wall mounted units, attractive marble effect working surfaces, built-in Zanussi double electric oven, five ring gas hob with filter canopy over, one and a half bowl single drainer sink with mixer tap, integrated Zanussi fridge and freezer, integrated



Zanussi dishwasher, Amtico herringbone grey oak effect flooring, uPVC double glazed window overlooking rear gardens, uPVC double glazed doors to rear gardens, recessed ceiling lighting, radiator and a panel door leads to:

**Utility Room 6' 11" x 4' 11" (2.11m x 1.50m)**

With gloss fronted base mounted units, gloss fronted wall mounted unit incorporating gas fired central heating boiler, further wall mounted unit with shelving, ground floor heating control panel, radiator, Amtico herringbone grey oak effect flooring and uPVC double glazed door to outside.

**First Floor Landing**

A lovely spacious light and airy landing with access to highly insulated loft, uPVC double glazed window to front elevation, radiator and a panel door leads to:

**Master Bedroom 13' 9" x 11' 10" (4.19m x 3.61m)**

Beautifully appointed with a superb range of full height built-in wardrobes incorporating railing and shelving, uPVC double glazed window to front elevation providing lovely aspects, radiator, first floor heating control panel and a panel door leads to:

**En-Suite Shower Room 6' 11" x 4' 11" (2.11m x 1.50m)**

With a full width shower enclosure, WC, pedestal wash basin, Porcelanosa half tiled walls, full height chrome towel radiator and a uPVC double glazed window,

**Bedroom Two 11' 2" x 9' 10" (3.40m x 3.00m)**

With a range of fitted wardrobes incorporating railing and shelving, radiator and a uPVC double glazed window to rear elevation.

**Bedroom Three 9' 6" x 9' 6" (2.89m x 2.89m)**

With a uPVC double glazed window to rear elevation, radiator and panel door to cupboard incorporating highly efficient vented cylinder system.

**Bedroom Four 6' 10" x 12' 2" (2.08m x 3.71m)**

With a uPVC double glazed window to front elevation and radiator.

**Family Bathroom 8' 10" x 5' 11" (2.70m x 1.80m)**

With a panelled bath, double shower enclosure, WC, pedestal wash basin, Porcelanosa half tiled walls, chrome towel radiator and uPVC double glazed window.

**Externally**

The property stands in a generous corner plot with lovely aspects to the front and an extensive lawned garden to the rear benefiting



from a porcelain patio, gravel area, raised sleeper retainer flower beds, outside tap and a gate to the side allows access to the front.

**Garage 17' 0" x 8' 5" (5.18m x 2.56m)**

With an up and over door, light, power, EV charging point and personal door to rear garden.

**Tenure**

Freehold - with a small annual management charge for communal areas, lighting and children's park.

**NB**

Please note the Vendor is a member of the Cheshire Lamont team. The property is a mirror image of the floorplan.

**Services**

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

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich follow the A51 along London Road to the roundabout at the A500 and take the 2nd exit onto Cheerbrook Road. Continue along Cheerbrook Road and turn left into Cheerbrook Gardens. Proceed along Illidge Close, past the park where the property is situated on the left hand side.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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