



57 Rope Lane, Wistaston CW2 6RH

CHESHIRE  
LAMONT







A superbly appointed and presented modern four bedroom detached bay fronted family home situated in a highly favoured location and benefiting from an enclosed rear garden, extensive block paved driveway and store garage area. NO CHAIN for early completion. Viewing highly recommended.

- A modern detached bay fronted family home
- Affording impeccably appointed spacious accommodation over two floors
- Situated in a highly regarded location nearby to historic Nantwich
- Block paved driveway, store garage area
- Reception hall, cloakroom, bay fronted lounge, study/snug
- Superb open plan family dining kitchen, utility room, garden room/conservatory
- Master bedroom with en-suite, three further bedrooms, family bathroom
- Oak flooring to reception hall and lounge, oak doors
- NO CHAIN
- Viewing highly recommended

#### Agents Remarks

This impeccably appointed four bedroom family home offers spacious accommodation and is situated in the popular area of Wistaston. Wistaston is a highly regarded location with nearby junior and senior schooling, Rope Green Medical Centre and shops for day to day requirements.

#### Property Details

A large wide pillared gateway allows access over an extensive herringbone block paved driveway which continues to a parking area and to a store garage area. A raised quarry tiled step stands beneath a covered porch with a high quality fan glazed uPVC double glazed composite door leads to:

#### Reception Hall

A delightful entrance to the property with a returned staircase ascending to first floor, panel door to under stairs cupboard, double radiator, coved ceiling, high quality Oak flooring throughout and an Oak door leads to:





### Cloakroom

With WC, uPVC double glazed window, extractor fan, vanity wash basin with mixer tap, tiled flooring and radiator.

From the Reception Hall a sectional glazed Oak panel door leads to:

### Lounge 13' 6" x 13' 2" (4.12m x 4.02m)

A delightful reception room with a large uPVC double glazed box bay window to front elevation incorporating double radiator, coved ceiling high quality Oak flooring and wall light point.

From the Reception Hall a sectional glazed Oak door leads to:

### Open Plan Family Dining Kitchen 9' 8" x 20' 3" (2.95m x 6.16m)

#### Kitchen Area

Superbly appointed with a full range of high quality gloss fronted base and wall mounted units, Corian working surfaces, integrated single drainer one and a half bowl sink unit with mixer tap, built-in double electric oven, integrated induction hob beneath chimney canopy extractor hood, integrated fridge and freezer, integrated dishwasher, peninsular counter with cupboards and drawers beneath, chrome towel radiator, half tiled walls, tiled flooring, uPVC double glazed window to rear elevation and recessed ceiling lighting.

#### Family Dining Area

With radiator, coved ceiling and three panel bi-folding doors lead to:

### Large Garden Room/Conservatory 10' 0" x 9' 1" (3.06m x 2.76m)

With tiled flooring, uPVC double glazed windows and uPVC double glazed doors to rear garden.

From the Kitchen Area an Oak panel door leads to:

### Utility Room

With four wall mounted cupboards, base units incorporating a single drainer sink unit with mixer tap, plumbing for washing machine, extractor fan, tiled flooring and uPVC double glazed door to outside.

From the Family Dining Area an Oak door leads to:

### Study/Snug 9' 8" x 8' 2" (2.95m x 2.49m)

A superb room to the rear of the property with uPVC double glazed window overlooking rear garden, recessed ceiling lighting and radiator.





### First Floor Landing

A spacious landing with a uPVC double glazed window to front elevation, radiator, hinged access to loft incorporating ladder and an Oak panel door leads to:

### Master Bedroom 13' 6" max x 13' 2" (4.12m max x 4.02m)

With uPVC double glazed window to front elevation, radiator, television aerial point and an Oak panel door leads to:

### En-Suite Shower Room

Delightfully appointed with a fully tiled walk-in shower enclosure incorporating full height sliding screen door and overhead shower, vanity wash basin with cupboards beneath, WC, contemporary towel radiator, half tiled walls, tiled flooring and uPVC double glazed window.

### Bedroom Two 9' 8" x 12' 2" max (2.95m x 3.72m max)

With uPVC double glazed window to rear elevation and radiator.

### Bedroom Three 9' 8" x 9' 6" (2.95m x 2.90m)

With uPVC double glazed window to rear elevation and radiator.

### Bedroom Four 6' 3" x 12' 2" (1.91m x 3.72m)

With uPVC double glazed window to front elevation, radiator and a panel door to built-in cupboard incorporating shelving.

### Bathroom 6' 2" x 9' 4" (1.88m x 2.85m)

Delightfully appointed with a panel bath, vanity wash basin with cupboards beneath, WC, corner fitted shower cubicle incorporating curved screen doors and overhead shower, contemporary towel radiator, attractive flooring, part tiled walls and uPVC double glazed window to rear elevation.

### Externally

The property benefits from an enclosed lawned rear garden which is accessed from both sides of the house with a paved patio area, screened within high wooden panel fencing and bordered by mature trees and hedging. Driveway and store garage area with electric car charging point to side.

### Store Garage Area 9' 1" x 8' 2" (2.77m x 2.49m)

With up and over door to front, light and power.

### Tenure

Freehold.

### Services

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

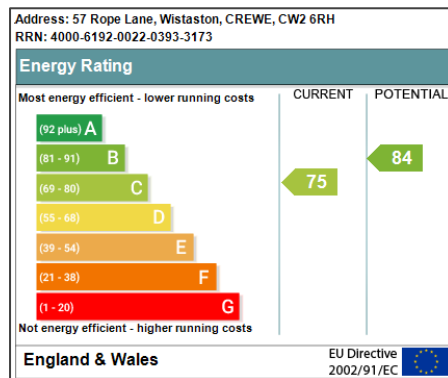


## Viewings

Strictly by appointment only via Cheshire Lamont Limited.

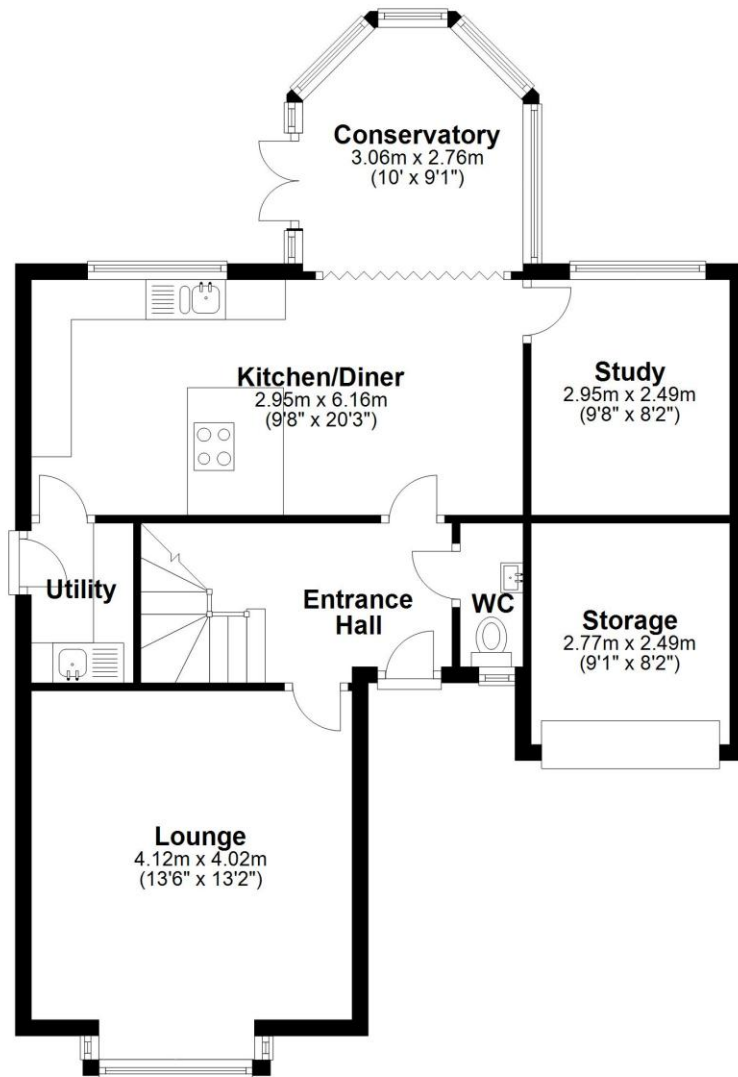
## Directions

From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right along Rope Lane where the property is situated on the left hand side.



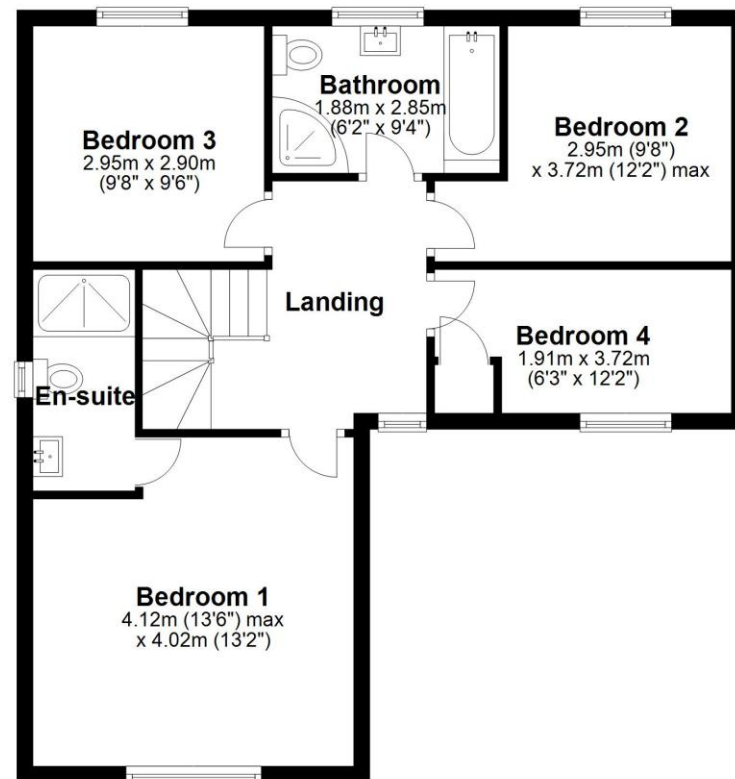
## Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



## First Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.





**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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