



## 5 Waterway Close, Nantwich

Guide Price £860,000

## 5 Waterway Close

Nantwich, Nantwich

A substantial four-bedroom detached property positioned on a large corner plot within an exclusive gated development of just 15 homes, located a short walk from Nantwich town centre. The property benefits from high specification finishes throughout, extensive landscaped gardens and open field views to the rear. This four-bedroom detached property was built in 2021 and forms part of a small gated development of high specification homes. The property benefits from a range of eco-friendly features including solar panels, MVHR ventilation system providing continuous fresh air circulation, and underfloor heating throughout the ground floor. The current owners also upgraded a number of finishes during construction including flooring, tiling and electrical fittings. The ground floor includes a large entrance hall with double height ceiling and full height window above the front door, creating a bright and open entrance space.

- EPC Rating A
- Solar panels and MVHR ventilation system
- Open plan kitchen, dining and living space
- Exclusive gated development of 15 homes
- Underfloor heating throughout ground floor
- Parking for up to nine vehicles



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To the rear of the property there is a spacious open plan kitchen, dining and living area accessed via double doors. The kitchen is fitted with matching wall and base units, hardwood worktops and a central island with breakfast bar, along with integrated Neff appliances including double oven, microwave, gas hob with extractor fan, dishwasher, wine fridge and fridge freezer. The dining area benefits from bifold doors opening onto the garden, while the living area includes additional bifold doors and a HETA multi-fuel burner. Off the kitchen there is a separate utility room with matching worktops and storage, plumbing for a washing machine and dryer, side access to the garden and access to a larder cupboard and double garage with electric up-and-over door. The ground floor also benefits from a snug/home office and cloakroom.

Upstairs, the property offers four double bedrooms, two of which include en-suite shower rooms. The principal bedroom benefits from vaulted ceilings, apex windows overlooking open fields, a walk-in wardrobe and a four-piece en-suite comprising bath, walk-in shower, WC and sink. Bedroom two also enjoys rear field views along with fitted wardrobes and an en-suite shower room. Bedroom three includes fitted wardrobes and additional eaves storage, while bedroom four is currently used as a study. The family bathroom includes a bath with shower over, WC and sink.





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### Garden

Externally, the property occupies one of the largest plots within the development and benefits from wrap-around gardens to two sides, backing onto open fields with an allotment positioned alongside. The rear garden has been professionally landscaped and includes patio seating areas, lawned sections, mature planting and a sunken decked seating area. There is gated side access to both sides of the property along with additional lawned garden space.

### Off street

9 Parking Spaces

To the front and side, the property provides extensive parking for up to nine vehicles along with access to the double garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





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