

CHESHIRE LAMONT

38 Hastings Road, Nantwich CW5 6GL









A superb modern detached five bedroom extended family home situated in a highly convenient location near to the town centre affording well presented accommodation over three floors and benefiting from a versatile detached garden chalet/office with adjoining covered entertaining area and private enclosed rear garden. Viewing highly recommended.

- A spacious, extended modern detached family home
- Situated just a short distance from Nantwich town centre
- Providing well presented and arrayed accommodation over three floors
- Benefiting from a double width driveway, garage store and enclosed rear garden with superb garden chalet/office
- Reception hall, spacious lounge with bay window and cloakroom
- Stunning, extensive open plan living family dining kitchen, utility room and snug
- First floor principal bedroom with en-suite bathroom, bedroom two with en-suite, further bedroom and family bathroom
- Two spacious second floor bedrooms and shower room
- Viewing highly recommended

Agents Remarks

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 double width driveway stands to the front of the property and leads to a covered canopy porch with a sectional double glazed door allowing access to:

Reception Hall
With a staircase ascending to first floor, large mat recess, understairs cupboard and a door leads to:

Lounge 14' 7" x 11' 1" (4.45m x 3.39m)
A spacious reception room with a uPVC double glazed window to front elevation.

From the Reception Hall a door leads to:

Extensive Open Plan Living Family Dining Kitchen 22' 5" x 21' 2" (6.82m x 6.46m)
A stunning room, recently extended and re-fitted by the current owners with a superb range of high quality base and wall mounted units, glazed display cupboards, quartz working surfaces, large dining island incorporating cupboard and drawers with an adjoining quartz fitted dining table, SMEG range cooker with induction hob and filter canopy over, integrated dishwasher, niche incorporating American style fridge freezer, under-counter fridge, built-in wine racks, integrated wine cooler, underslung one and a half bowl sink with mixer tap, attractive feature media wall, three large roof lights, full width sliding doors to garden, full height double glazed window, tiled floor and a door leads to:

Utility Room
With tall cupboard incorporating gas fired central heating boiler and shelving, base units, sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed door to outside, tiled floor and a door leads to:

Cloakroom
With a wall mounted wash basin, WC, uPVC double glazed window and tiled floor.

From the Kitchen a door leads to:

Snug 9' 5" x 9' 7" (2.87m x 2.91m)
With a tall column radiator.







First Floor Landing
With stairs ascending to second floor and a door leads to:

Principal Bedroom 17' 6'' x 11' 7'' (5.33m x 3.53m)
A lovely spacious room with a uPVC double glazed window to front elevation and a door leads to:

En-Suite Bathroom
With a panelled bath incorporating shower tap, large shower enclosure, WC, pedestal wash basin, mirror-fronted cabinets and uPVC double glazed window.

Family Bathroom
With a panelled bath incorporating shower tap, large shower enclosure, WC, pedestal wash basin and uPVC double glazed window.

Bedroom Two 11' 1'' x 9' 7'' (3.37m x 2.91m)
With a uPVC double glazed bay window to front elevation, fitted wardrobes and a door leads to:

En-Suite Shower Room
With a shower enclosure, WC, pedestal wash basin and uPVC double glazed window.

Bedroom Three 10' 7'' max x 9' 4'' (3.23m max x 2.85m)
With a uPVC double glazed window to rear elevation and cupboard incorporating a tall vented cylinder system.

Second Floor Landing
With a porthole roof light and a door leads to:

Bedroom Four 15' 3'' x 10' 9'' (4.65m x 3.28m)
With a partially vaulted ceiling, eaves storage cupboard and two Velux windows.

Shower Room
With a corner fitted shower enclosure, WC, pedestal wash basin and uPVC double glazed window.

Bedroom Five 15' 3'' x 9' 9'' (4.65m x 2.98m)
With a partially vaulted ceiling, two Velux windows and eaves storage cupboard.

Externally
Garden Chalet/Office 8' 9'' x 9' 11'' (2.66m x 3.02m)
A versatile addition to the property with double glazed door to front, double glazed window, walnut effect floor, light and power.







Adjoining Entertaining Area 10' 3'' x 9' 4'' (3.12m x 2.85m)
An extensive partially covered patio entertaining area.

Garden
The property benefits from a low maintenance rear garden with an artificial lawned area and porcelain tiled patio areas, enclosed within wooden panel fencing. A gate to the side allows access to the front.

Garage Store 7' 0'' x 10' 6'' (2.13m x 3.21m)
With an up and over door to front.

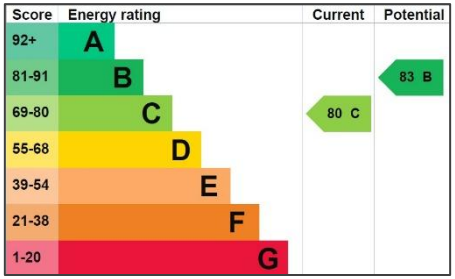
Tenure
Freehold.

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

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich town centre proceed to the roundabout at Churches Mansions and continue along London Road for 200 yards and turn right into Hastings Road. Continue along Hastings Road and the property is on the right hand side.











Total area: approx. 186.7 sq. metres (2009.4 sq. feet)

Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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