



12 Nevis Drive, Woolstanwood, Crewe CW2 8UH

CHESHIRE
LAMONT

Standing in a tranquil cul-de-sac position within a long established and sought after residential location, a well presented bow fronted four bedroom detached family home of great appeal with south west facing rear gardens, driveway and integral garage. NO CHAIN. Viewing recommended.

- A very well presented bow fronted four bedroom detached family home
- Standing in a lovely position within a highly sought after, quiet cul-de-sac location
- Providing well arrayed accommodation of great appeal
- Benefiting from a south west facing rear garden, driveway and garage
- Reception hall, dining room with bay and cloakroom
- Spacious lounge with fireplace and well equipped kitchen with breakfast/dining area
- Master Bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- NO CHAIN
- Viewing recommended

Agents Remarks

This lovely family home is ideally situated nearby to Leighton Hospital and Bentley Motors and is only a short distance from Crewe mainline railway station and the M6 motorway.

Property Details

The property stands in a pleasant cul-de-sac position with a lawned garden area standing to the front and a double width cobble-effect imprinted driveway provides parking facilities and leads to an attached single garage. A cobble-effect imprinted path leads to a covered porch with a double glazed door allowing access to:

Reception Hall

An attractive entrance to the property with lovely aspects through to the rear garden, an oak and glazed staircase ascending to first floor, door to deep under stairs cupboard, coved ceiling, high quality oak effect flooring and a door leads to:

Cloakroom

With a vanity wash basin, WC, uPVC double glazed window and dado rail.



From the Hall a door leads to:

Dining Room 9' 8" x 9' 10" (2.94m x 3.00m)

With a uPVC double glazed deep sill bow window to front elevation.

From the Hall a door leads to:

Breakfast Kitchen 18' 2" x 7' 9" (5.54m x 2.35m)

With high quality oak effect flooring and an archway leads to:
Kitchen Area

With a range of base and wall mounted units, attractive working surfaces, single drainer sink with mixer tap, electric and gas cooker point with filter canopy over, plumbing for washing machine, part tiled walls, wall mounted cupboard incorporating a gas fired central heating boiler, uPVC double glazed door to outside and uPVC double glazed window overlooking south west facing rear garden.

From the Hall a door leads to:

Lounge 15' 3" x 12' 4" (4.66m x 3.77m)

An attractively appointed reception room with a large central fireplace with wall light points to either side, dado rail, ornate coved ceiling and double glazed sliding doors to rear garden.

First Floor Landing

With a uPVC double glazed window to half landing area, door to linen store and a door leads to:

Bedroom One 11' 11" x 10' 6" (3.63m x 3.20m)

With a uPVC diamond leaded double glazed window to rear elevation and a door leads to:

En-Suite Shower Room

With a vanity wash basin, WC and shower cubicle.

Bedroom Two 11' 6" x 9' 10" (3.50m x 3.00m)

With a uPVC diamond leaded double glazed window to rear elevation.

Bedroom Three 7' 3" x 9' 6" (2.21m x 2.90m)

With a uPVC diamond leaded double glazed window to front elevation.

Bedroom Four 6' 7" x 10' 6" (2.00m x 3.21m)

With a uPVC diamond leaded double glazed window to front elevation.



Bathroom

With a panelled bath incorporating shower over, WC, pedestal wash basin, towel radiator and uPVC double glazed window.

Externally

The private lawned rear garden enjoys south west facing aspects and benefits from high conifer hedging, established trees, plants shrubs and borders and lovely patio area. A gate to the side of the property allows access to the front.

Tenure

Freehold.

Services

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

Viewings

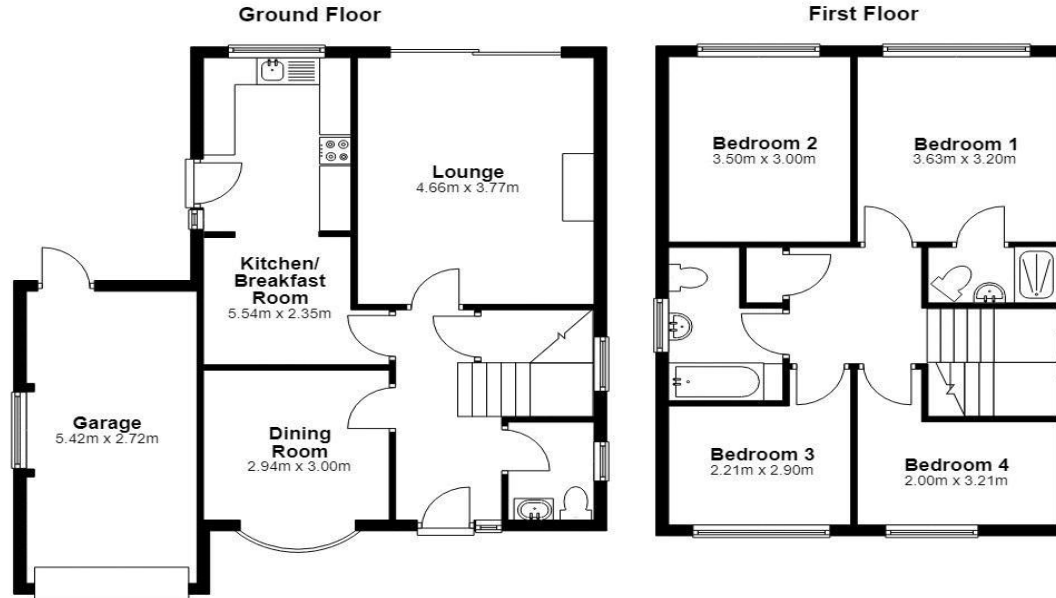
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side and continue over the traffic lights by The Rising Sun Public House to the roundabout. Turn right at the roundabout and right onto Coppenhall Lane. Turn left onto Snowdon Drive, continue to the end and turn right onto Nevis Drive and right again where the property is located.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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