



13 Maureen Campbell Drive, Wychwood Village, Weston CW2 5BF

CHESHIRE
LAMONT

A delightfully presented superior modern three storey semi-detached townhouse of great appeal in a desirable position upon Wychwood Village providing versatile accommodation with a large ground floor open plan kitchen and living area, first floor lounge/bedroom four, long driveway and adjoining garage with door to low maintenance south west facing rear garden. Viewing highly recommended.

- A modern three/four bedroom semi-detached townhouse
- Impeccably appointed throughout to a lovely standard
- Situated in a highly desirable position upon Wychwood Village
- Benefiting from a south west facing low maintenance rear garden
- Excellent parking provision with adjoining single garage
- Entrance hall, cloakroom and spacious open plan kitchen and living area
- First floor lounge/bedroom four, bedroom three with Juliet balcony and modern family bathroom with shower
- Second floor master bedroom with en-suite shower room and further bedroom
- Viewing highly recommended

Agents Remarks

The property stands within a highly favoured part of the Wychwood Village estate. The estate is highly regarded and is surrounded by delightful South Cheshire countryside providing a range of leisure and sporting pursuits. The nearby villages of Betley and Weston provide facilities for day-to-day requirements of high school and junior schooling.

Property Details

The property benefits from a pleasant tranquil position with a tarmac path leading to a herringbone block laid area that continues to a raised step beneath a pillared porch and a panelled door allows access to:

Reception Hall

A delightful entrance to the property with lovely aspects through to the rear garden, staircase ascending to first floor, radiator, tiled flooring and a door leads to:

Cloakroom

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



From the Reception Hall a door leads to:

Spacious Open Plan Living Family Dining Kitchen

Enjoying superb aspects over the enclosed rear garden via uPVC double glazed windows incorporating uPVC double glazed doors.

Kitchen 13' 10" x 12' 5" (4.21m x 3.79m)

With a superb range of base and wall mounted units, attractive working surfaces, peninsular breakfast counter, built-in double electric oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, single drainer one and a half bowl sink with mixer tap, tiled flooring, recessed ceiling lighting and a door to under stairs storage cupboard.

Living Room 13' 1" x 12' 5" (4.00m x 3.79m)

With radiator and high quality grey oak effect flooring.

First Floor Landing

With a staircase ascending to second floor, radiator, uPVC double glazed window to side elevation and a door leads to:

Bathroom 8' 6" x 5' 6" (2.58m x 1.67m)

Delightfully appointed with a contemporary panelled bath incorporating central shower tap and additional rain shower over, vanity wash basin incorporating cupboards and drawers beneath, WC, towel radiator, tiled flooring, part tiled walls and extractor fan.

Bedroom Three 12' 5" x 9' 7" (3.79m x 2.93m)

With uPVC double glazed doors to front elevation incorporating Juliet balcony, radiator, built-in fitted furniture incorporating bed recess, bedside drawers, cupboards and overhead shelving.

Lounge/Bedroom Four 13' 10" x 12' 5" (4.21m x 3.79m)

With two uPVC double glazed windows overlooking rear garden and two radiators.

Second Floor Landing

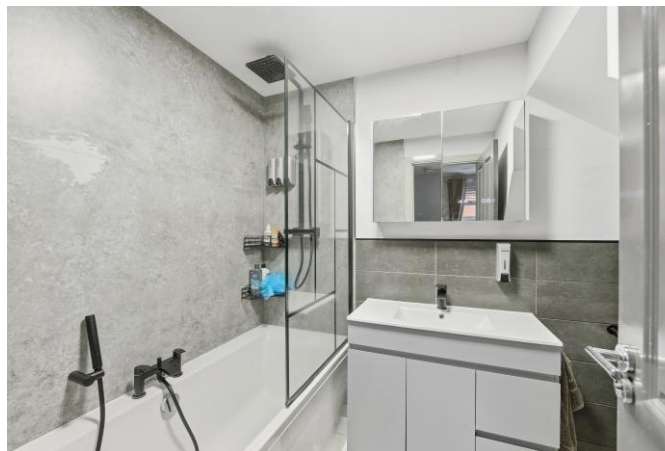
With access to loft space, radiator, door to airing cupboard, uPVC double glazed window and a door leads to:

Master Bedroom 13' 10" x 10' 3" (4.21m x 3.13m)

Beautifully appointed with a uPVC double glazed window to rear elevation, radiator, two built-in double wardrobes incorporating railing and shelving and a door leads to:

En-Suite Shower Room 6' 0" x 6' 0" (1.83m x 1.82m)

With a corner fitted shower cubicle, WC, pedestal wash basin, half tiled walls, tiled flooring, recessed ceiling lighting and extractor fan.



Bedroom Two 12' 5" x 11' 0" (3.78m x 3.35m)

With a uPVC double glazed window to front elevation, radiator and three door built-in wardrobe incorporating railing and shelving.

Externally

The property benefits from extensive parking to the side of the house and leads to a single garage. The rear garden is enclosed within contemporary wooden panel fencing with a raised patio terrace, evergreen lawned area and a further paved patio.

Single Garage

With an up and over door, light, power and personal door to the rear.

Tenure

Freehold.

Services

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

Viewings

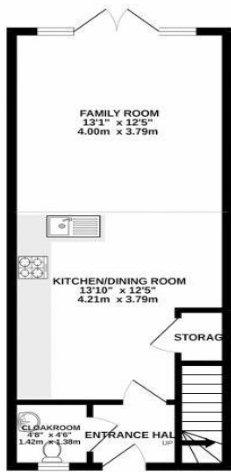
Strictly by appointment only via Cheshire Lamont

Directions

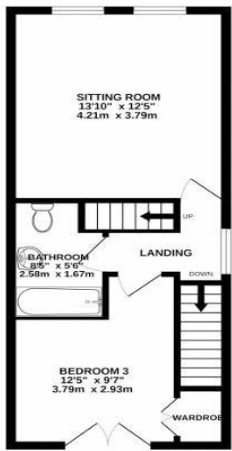
Proceed along London Road over the level crossing and at the first set of traffic lights at Stapeley continue straight on towards the M6 and Nantwich bypass. Upon reaching the roundabout take the 4th exit (right) signposted Wybunbury and Hough follow this road for approximately 4 miles passing through two sets of traffic lights and at the roundabout at Weston turn right on to the A531 in the direction of Keele and at the next roundabout turn left into Wychwood Village. Turn right and then turn right again and the property is on the right hand side.



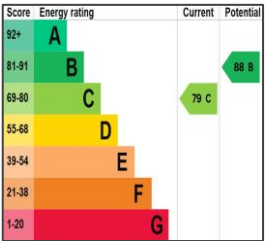
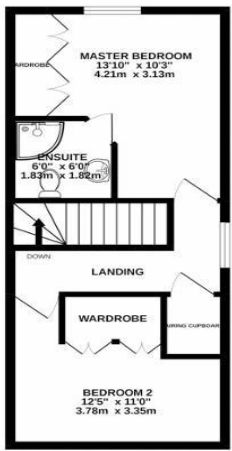
GROUND FLOOR
393 sq ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq ft. (36.5 sq.m.) approx.



2ND FLOOR
392 sq ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Please visit www.cheshirelamont.co.uk

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