



36 SNOW CREST PLACE | STAPELEY | NANTWICH | CHESHIRE | CW5 7SZ | £489,500





Standing in a highly regarded & convenient location in excellent school catchments and within walking distance of the town centre, the well appointed & spacious detached house boasts extremely versatile accommodation (being particularly ideal for families) over two beautifully presented floors.

An outstanding FREEHOLD Detached double fronted Four Bedroom, Two Bathroom 'David Wilson' House built to the Avondale design situated in one of the quietest areas of the development right at the end of a small quiet cul-de sac with no passing people or traffic and boasting a premium position adjoining a beautiful protected conservation area.

Briefly comprising; Spacious Entrance Hall with built in cloaks cupboard, WC, Kitchen Dining Family Room with quality integrated appliances, Living Room with superb open view over the adjoining conservation area.

First Floor Landing, Master Bedroom One with Dressing Area & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Boasting impeccable internal decoration throughout, outstanding professionally landscaped gardens to the front, rear & side which is the perfect place to sit & enjoy the open view.

Single Garage & Tarmacadam tandem drive.

Impressive far reaching view over the adjoining conservation area.

UPVC D.G. & UPVC D.G.

**VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER & GLORIOUS LOCATION**







#### DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Staplegh Way and continue to the crossroads. Turn right at the traffic lights into London Road (A51). Turn right into Winterberry Way & turn left into Bay Lily Road & continue to Snow Crest Place. Proceed into the cul de sac where the property will be observed on the right hand side adjoining the stunning designated open space.

#### STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: [info@brineleas.co.uk](mailto:info@brineleas.co.uk) (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: [admin@stapeleybl.cheshire.sch.uk](mailto:admin@stapeleybl.cheshire.sch.uk) (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: [peartreeprimaryadmin@cheshire.gov.co.uk](mailto:peartreeprimaryadmin@cheshire.gov.co.uk) (Ofsted good).

(Other excellent schools are also located within the town).

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Steel casement uPVC double glazed door. Fitted inset mat well, ceiling light point, smoke detector, telephone point, stairs rising to the first floor with excellent open space beneath, radiator. Built in double cloaks cupboard.





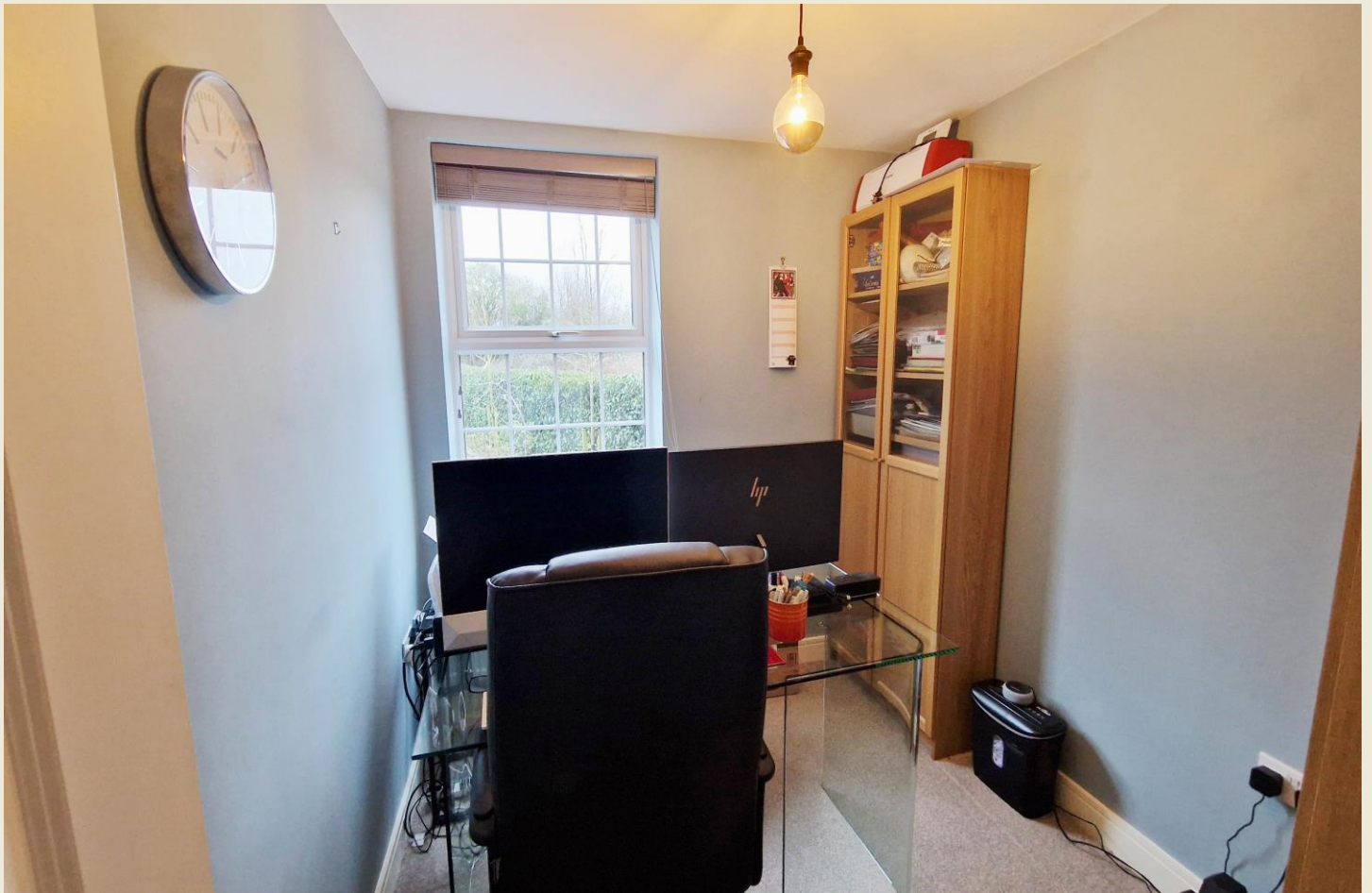


#### KITCHEN DINING FAMILY ROOM 12' 8" max x 19' 1"

An excellent beautifully appointed space, ideal for families & parties! The kitchen is comprehensively well equipped with a stunning range of attractive white gloss wall, base and drawer units to three elevations with beautiful peninsula. Wood effect roll top work surfaces with inset 1.5 bowl 'Franke' single drawer sink unit and mixer tap. Recessed ceiling spot lights, uPVC double glazed window to the rear with an excellent garden view, complimentary work surface lighting. Integrated appliances include; 'AEG' six burner gas hob with brushed chrome extractor over & glass splashback. Eye level 'AEG' electric double oven/grill. Fridge/Freezer, & dish washer. Stunning 'Amtico' flooring extending into the dining family Area. There is ample space for a dining table & chairs etc. Ceiling light point, radiator, uPVC double glazed bay windows to the front, various power points. Door to Hall.







#### UTILITY ROOM 6' 9" x 5' 6"

White gloss wall and base units, wood effect roll top work surfaces with inset stainless steel single drawer sink unit & mixer tap, ceiling light point, extractor fan, part glazed door to the rear, radiator, space & plumbing for washing machine and tumble dryer, 'Amtico' flooring.



#### STUDY / PLAYROOM (FORMAL DINING ROOM) 8' 1" x 7' 9"

Particularly versatile being currently used as a study. Ceiling light point, radiator, uPVC double glazed window to the front, telephone point.

#### CLOAKS WC 6' 4" x 3' 2"

Low level WC, 'Keramag' pedestal wash hand basin with tile splash back, ceiling light point, uPVC double glazed window, radiator.







#### LIVING ROOM 16' 3" x 13' 2"

An elegant & spacious room with an awe inspiring open view to the side. Two ceiling light points, two radiators, TV point, uPVC double glazed French doors leading to the pretty patio area, uPVC double glazed window to the rear and uPVC double glazed bay window to the side with an aspect over the secret garden & beyond over the designated protected conservation area. Part glazed door to the Hall.







#### FIRST FLOOR LANDING

Ceiling light point, built in cupboard, power points, loft access.

#### BEDROOM TWO 15' 4" x 9' 2"

An excellent size room with ceiling light point, two uPVC double glazed windows to the front with an aspect towards the conservation area, radiator, built in double wardrobes.



#### FAMILY BATH & SHOWER ROOM 9' 5" x 6' 5"

Superbly appointed with a large double end bath with central 'Grohe' mixer taps, low level WC 'Keramag' pedestal wash hand basin, large double size shower with sliding screen (fully tiled where visible) and with a mains shower, ceiling light point, uPVC double glazed window to the rear, highly attractive flooring, ladder radiator, part tiled walls.







#### MASTER BEDROOM ONE 11' 10" x 11' 4"

A delightful & chic room with 2 ceiling light points, two radiators, TV point, uPVC double glazed window to the sides enjoying a magnificent view over the conservation area. Built in wardrobes providing ample storage. Door to the Ensuite Shower Room.

#### ENSUITE SHOWER ROOM 7' 3" x 4' 8"

Beautifully appointed with a large walk in shower, (fully tiled where visible), with sliding screen & mains shower, low level WC, 'Keramag' pedestal wash hand basin, recessed ceiling spot lights, extractor, small uPVC double glazed window to the side, part tiled walls, ladder radiator, attractive flooring with under floor heating, wall mounted shaver point.







BEDROOM THREE 14' 0" x 8' 0"  
Ceiling light point, radiator, uPVC double glazed window to the rear.

BEDROOM FOUR 11' 10" x 10' 11"  
Ceiling light point, uPVC double glazed windows to the front and side, from which there is a wonderful view to the side. Radiator, built in cupboard.

VIEW TO SIDE







### EXTERIOR

The property boasts outstanding gardens to the front, side & rear, having been meticulously landscaped to take full advantage of the beautiful location. Pretty front garden with Tarmacadam tandem driveway to side providing ample parking for 2 vehicles & single garage. Solid timber gate leading from the driveway to the rear garden. Being professionally landscaped, the rear & side gardens are superbly appointed & feature an extensive paved patio with shaped block border with 'Box' planting & shaped lawned area beyond. Timber pergola fitted and external power point. Seating area upon slate chippings. Timber shed with light and power supply. Timber gate to side & bin store, all adjoining the conservation area. Of particular note is the ranch style fencing with planted climbing plants which allow full enjoyment of the space. Charming 'secret garden' to the side with external power point and being beautifully, professionally landscaped featuring two gravelled, paved & slate terraces with specimen planting, power point, water feature and stunning Italian style raised hedging against close boarded boundary fence.

### SINGLE GARAGE

Up & over door, External security lighting.

### EPC RATING: B

### COUNCIL TAX BAND: E

### SERVICES

All mains water, electricity, gas & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

### TENURE

Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.





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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\* For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do

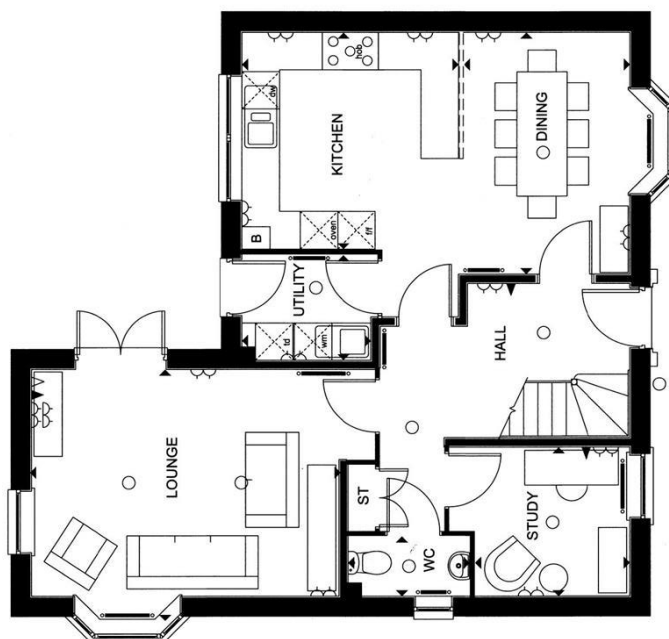
not keep up repayments on your mortgage.





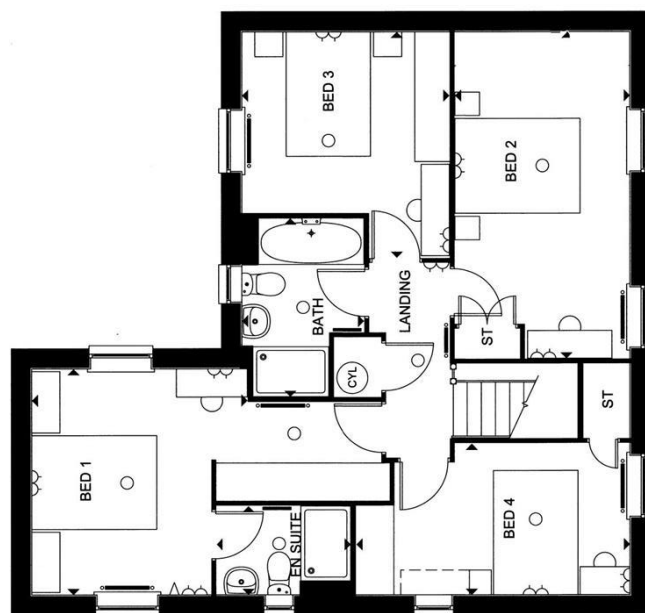






#### Ground Floor

Lounge	4965 x 4012 mm	16'3" x 13'2"
Kitchen	3475 x 3460 mm	11'5" x 11'4"
Dining	3865 x 2665 mm	12'8" x 8'9"
Utility	2063 x 1687 mm	6'9" x 5'6"
Study	2473 x 2370 mm	8'1" x 7'9"
WC	1943 x 963 mm	6'4" x 3'2"



#### First Floor

Bed 1	3615 x 3451 mm	11'10" x 11'4"
En suite	2202 x 1435 mm	7'3" x 4'8"
Bed 2	5200 x 2800 mm	17'0" x 9'2"
Bed 3	3608 x 3316 mm	11'10" x 10'11"
Bed 4	4456 x 2430 mm	14'7" x 8'0"
Bath	2870 x 1953 mm	9'5" x 6'5"