



42 Hazel Way, Edleston

Guide Price **£565,000**



in association with



42 Hazel Way

Edleston, Nantwich

A substantial five-bedroom detached property offering spacious family accommodation, a landscaped south-facing garden and extensive parking. The property benefits from multiple reception rooms, two en-suites and a double garage.

This five-bedroom detached property offers spacious and well-balanced accommodation suited to modern family living. The ground floor includes a large entrance hall with wooden flooring, along with a study and separate dining room to the front of the property, both benefiting from bay windows. To the rear, there is a spacious open plan kitchen/dining room fitted with stone worktops, matching wall and base units and integrated appliances including a dishwasher, double oven and electric hob with extractor fan. Double doors provide direct access to the rear garden. There is also a large living room positioned to the rear with additional double doors opening onto the garden.

A cloakroom/utility room is located off the entrance hall and includes a WC, sink, plumbing for a washing machine and dryer, along with additional worktop space and the boiler.

- Five Bedroom Detached Property
- Spacious Open Plan Kitchen/Dining Room
- Parking for 6 cars
- Landscaped South Facing Garden



42 Hazel Way

Upstairs, the property benefits from five double bedrooms and a family bathroom. Two of the bedrooms include three-piece en-suite shower rooms, while the principal bedroom also benefits from fitted wardrobes and is large enough to comfortably have a king size bed. The fifth bedroom is currently used as a dressing room and includes additional fitted wardrobes. The family bathroom comprises a four-piece suite including bath, walk-in shower, sink and WC. There is also loft access from the landing providing additional storage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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GARDEN

Externally, the property features a south-facing rear garden which has been landscaped into multiple sections, including several patio seating areas, a pergola, raised beds and gravelled areas with mature planting and shrubs.

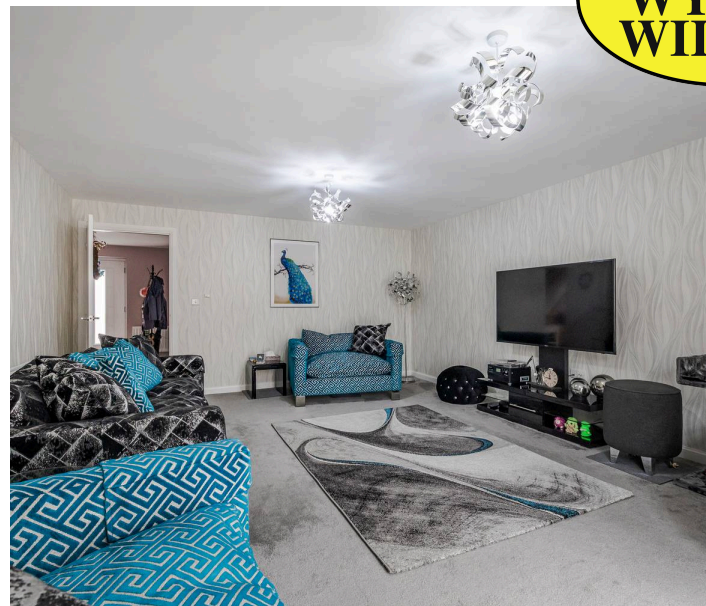
OFF STREET

6 Parking Spaces

To the side of the property there is driveway parking for up to six vehicles along with a true double garage fitted with an electric roller door.



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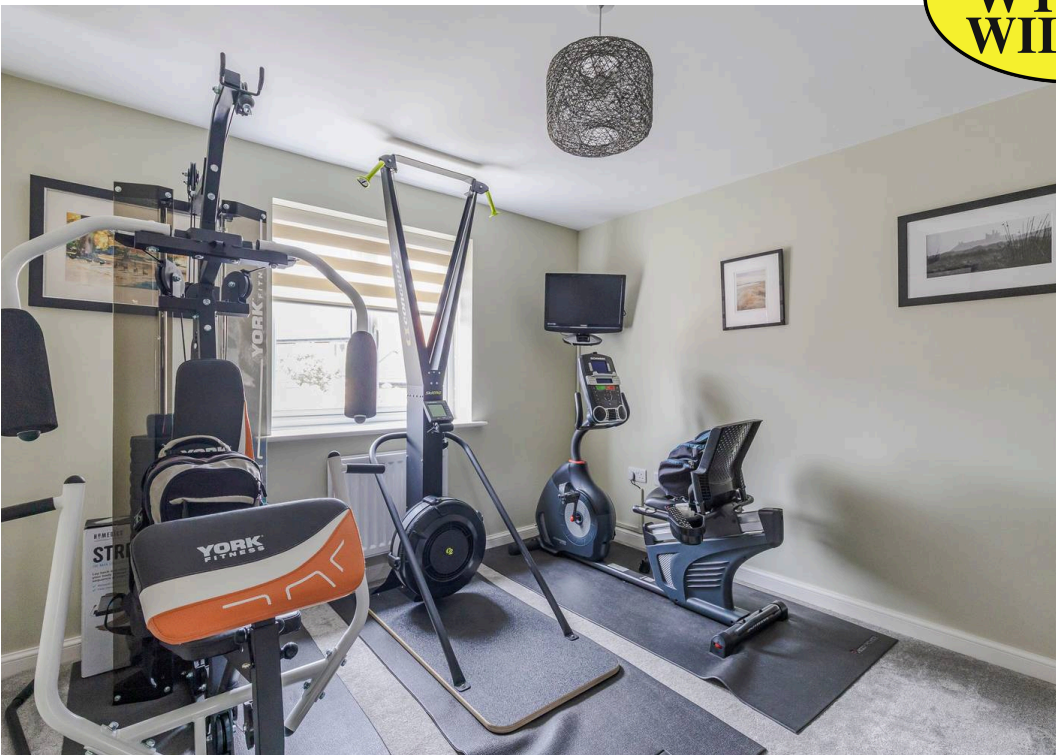


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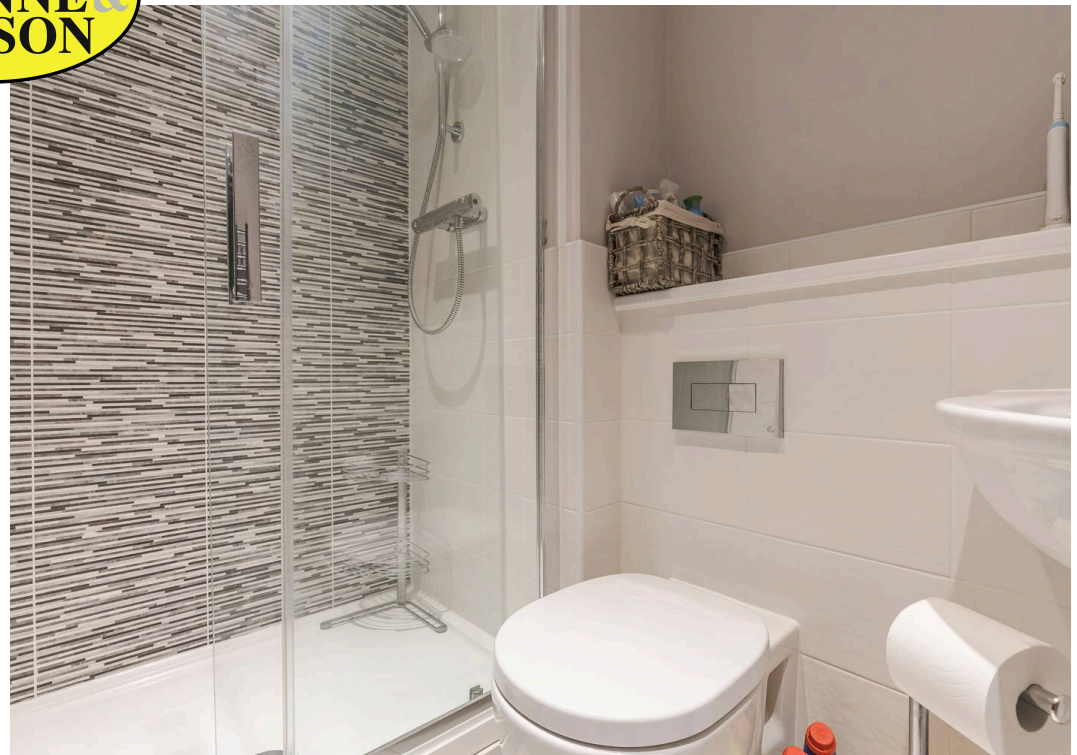


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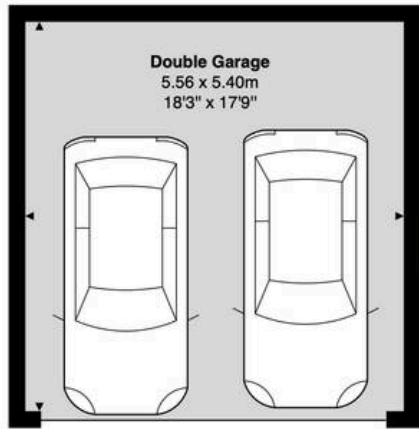
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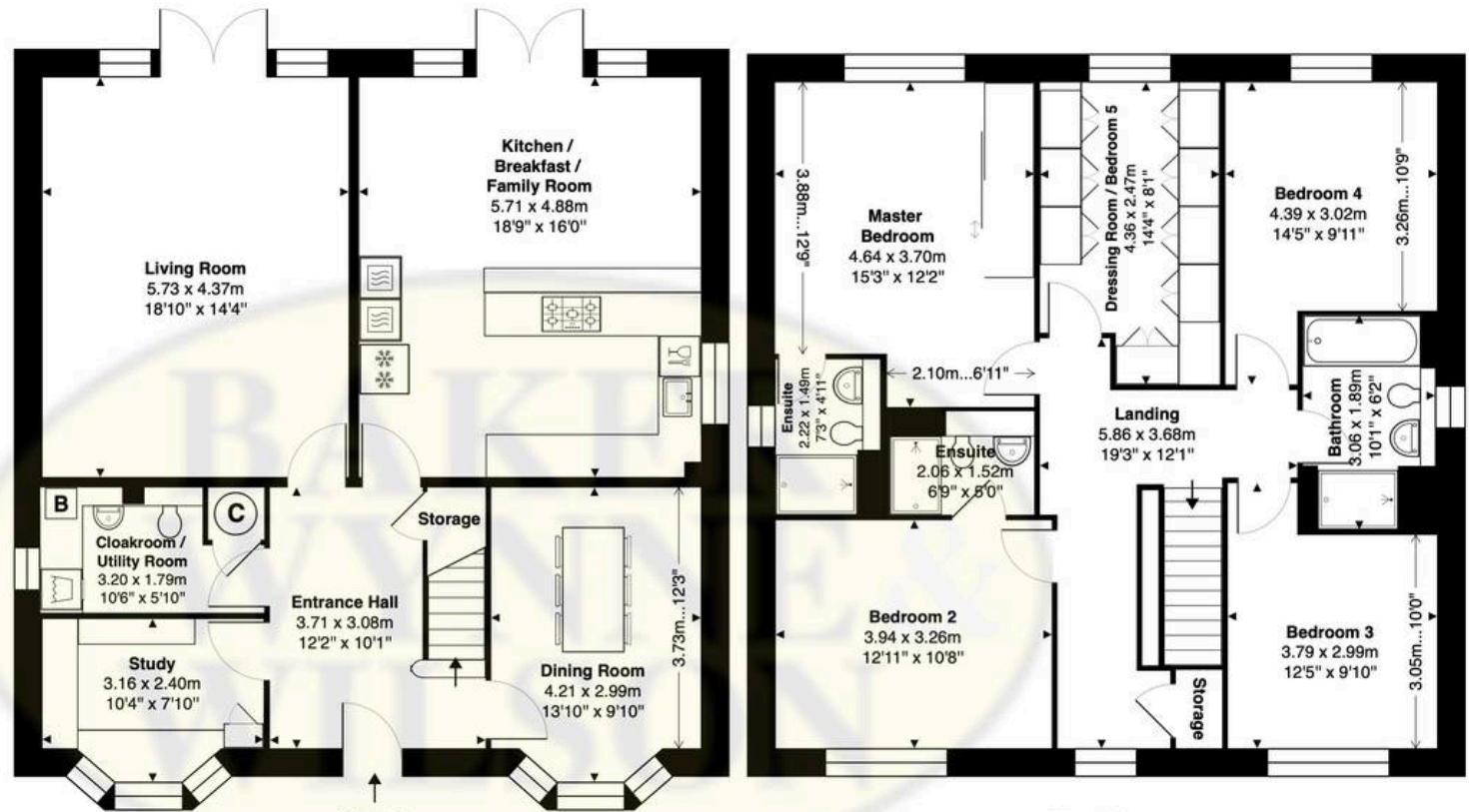


in association with





Double Garage
Floor Area: 30.0 m² ... 323 ft²



Ground Floor
Floor Area: 91.6 m² ... 986 ft²

First Floor
Floor Area: 89.8 m² ... 967 ft²

42 HAZEL WAY, NANTWICH, CHESHIRE, CW5 5XG

Approximate Gross Internal Area: 211.5 m² ... 2276 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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