



1 Cotton Close, Wrenbury, CW5 8FR

Guide Price **£415,000**



in association with



1 Cotton Close

Wrenbury, Nantwich

AN ATTRACTIVE, UPGRADED, DETACHED "COTTAGE
STYLE HOUSE" IN A CUL DE SAC SETTING, ON THE
MARBURY MEADOWS DEVELOPMENT, A 300 YARD WALK
FROM THE VILLAGE CENTRE



SUMMARY

Reception Hall, Cloakroom, Living Room, Kitchen/Breakfast Room, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, uPVC Double Glazed Windows, Air Source Central Heating, Attached Garage, Driveway for two cars, A Lovely, Part Walled Garden enjoying an aspect towards Wrenbury Church. No Upward Chain.

DESCRIPTION

A very well appointed detached house in excellent condition, built in 2018 by Bovis Homes of brick under a tiled roof and approached over a tarmacadam drive and flagged path. This hugely appealing and visually attractive detached house has been recently invested in by the present owner. The house offers a light and stylish living space featuring a recently refitted bespoke custom built kitchen/breakfast room.

LOCATION AND AMENITIES

The property is located on the Marbury Meadows development in the village of Wrenbury, amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Llangollen Canal. The thriving village of Wrenbury was singled out by the Sunday Times as one of the best places to live in Cheshire. The village benefits from a wealth of local amenities including a shop/post office, a modern doctor's surgery and dispensary, a primary school and a railway station. There is an active bowls club, tennis courts and plenty of country walks. Let's not forget Berries Café and also The Dusty Miller, a canal side traditional country pub and restaurant. The Village Hall offers everything from Zumba to an active model railway club! Alternatively, the towns of Nantwich and Crewe provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance.



LOCAL TOWNS AND CITIES

The towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe terminal with express line to London Euston (90 minutes) 9 miles away.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 5 miles into Wrenbury Village, turn left into Weaver Brook Way, proceed for 150 yards, turn left into Cotton Close and the property is located immediately on the left hand side.

ACCOMMODATION

With approximate measurements:

ENTRANCE PORCH

RECEPTION HALL

Dimensions: 5.56m x 2.16m (18'3" x 7'1"). Composite entrance door, tiled floor, radiator.

CLOAKROOM

Dimensions: 1.68m x 1.09m (5'6" x 3'7"). Recently refurbished. White suite comprising low flush W/C, vanity unit with hand basin, part tiled walls, tiled floor, mirror fitting.

LIVING ROOM

Dimensions: 5.56m x 4.24m (18'3" x 13'11"). An excellent range of bookshelves and cupboards, double glazed window, two double glazed picture windows, French windows to garden, radiator.



KITCHEN/BREAKFAST ROOM

Dimensions: 5.56m x 3.68m (18'3" x 12'1"). Recently refurbished. An excellent range of bespoke units comprising of floor standing cupboards and drawers, Quartz worktops, inset stainless steel sink unit, carousel cupboards, bin store, wall cupboards, Belling Range style cooker with extractor hood above, Hotpoint washer/dryer, Samsung American style refrigerator, wine cooler, tiled floor, two double glazed windows, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Cylinder cupboard, access to loft, radiator.

MASTER BEDROOM

Dimensions: 3.94m x 3.78m (12'11" x 12'5"). Built in triple wardrobe with sliding mirrored doors, radiator.

ENSUITE SHOWER ROOM

Dimensions: 2.06m x 1.55m (6'9" x 5'1"). White suite comprising low flush W/C and hand basin, tiled shower cubicle with shower, bathroom cabinet with mirrored door, half tiled walls, tiled floor, radiator/towel rail.

BEDROOM NO. 2

Dimensions: 3.38m x 3.00m (11'1" x 9'10"). Two double glazed windows, one with fine views towards Wrenbury Church, radiator.

BEDROOM NO. 3

Dimensions: 3.40m x 2.49m (11'2" x 8'2"). Wood laminate floor, shelving, radiator.

BEDROOM NO. 4

Dimensions: 2.44m x 2.36m (8'0" x 7'9"). Fitted triple wardrobe and shelving, desk with shelf above, radiator.



BATHROOM

Dimensions: 2.08m x 1.88m (6'10" x 6'2"). White suite comprising panel bath with shower over, low flush W/C and hand basin, inset ceiling lighting, tiled floor, half tiled walls, radiator.

OUTSIDE

Attached GARAGE, up and over door, power and light, inset ceiling lighting, floor standing cupboard and drawer units, shelving, wall cupboards and work bench. Tarmacadum parking space for two cars in front of garage. Outside tap.

GARDENS

The gardens extend to the front and both sides of the house. The principal, part walled, garden is lawned with borders, shrubs and a flagged patio. It extends to about 32 feet and enjoys an aspect towards Wrenbury Church.

SERVICES

Mains water, electricity and drainage are connected to the property. Air Source central heating. N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

Band E.

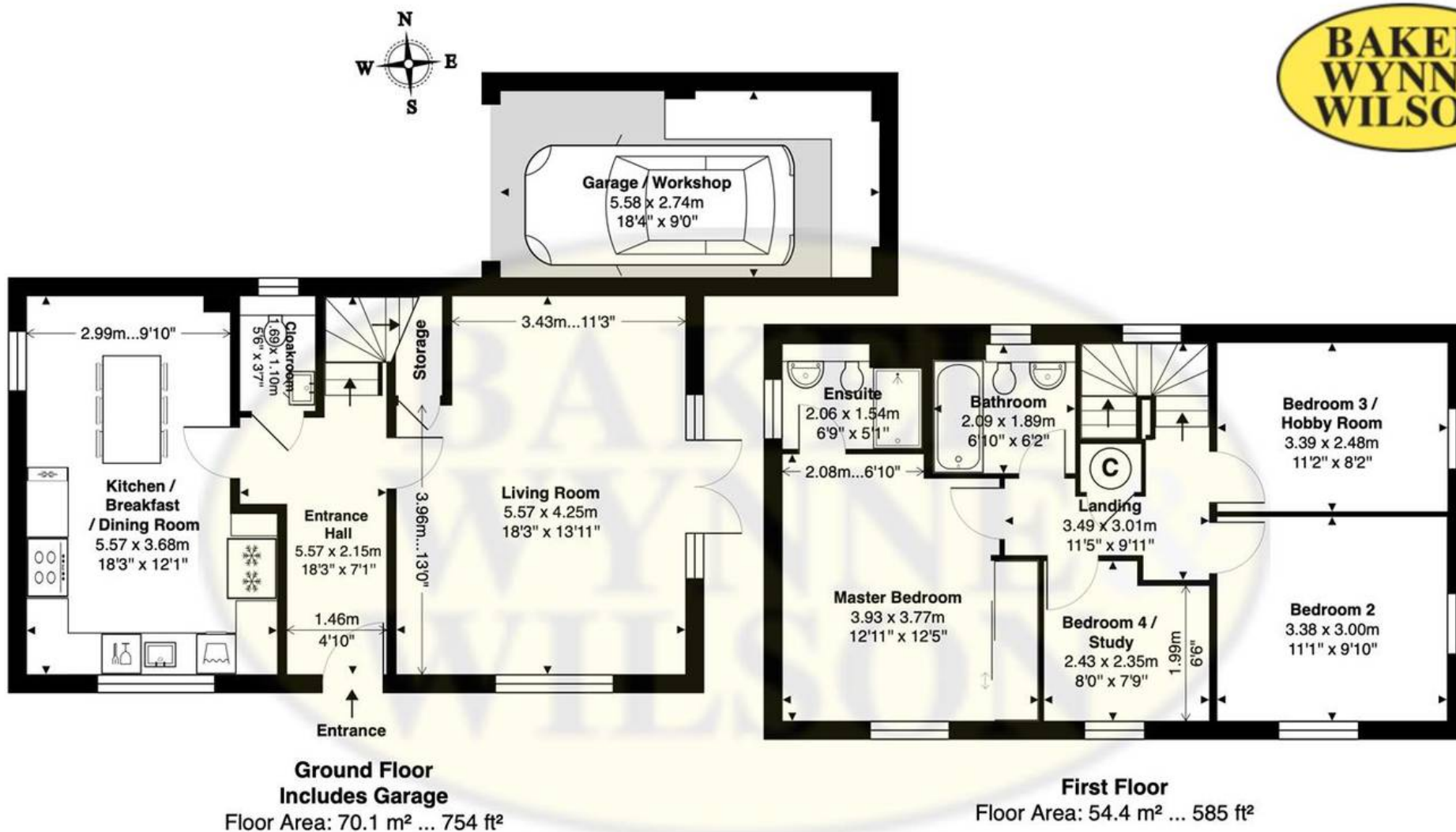
TENURE

Freehold.

VIEWING

By appointment with Baker Wynne & Wilson 01270 625214





1 COTTON CLOSE, WRENBURY, NANTWICH, CHESHIRE, CW5 8FR

Approximate Gross Internal Area: 124.4 m² ... 1339 ft² Includes Garage / Workshop

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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