



**3 GERARDS GARDENS, NANTWICH, CHESHIRE, CW5 6EN**

Approximate Gross Internal Area: 232.7 m<sup>2</sup> ... 2505 ft<sup>2</sup> 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.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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Meticulously appointed, elegantly decorated and featuring outstanding remodelled kitchen dining family room and bathrooms throughout. The substantial five bedroom, three bathroom residence is unrivalled when it comes to versatile living space and location. Nestled in a small sought after enclave of just a handful of properties, facilities, schools and transport links are all within easy reach. The layout of the property promotes a sense of openness and flow, making it an inviting space for both everyday family living and entertaining. Exceptional indoor outdoor living is to be had at the property particularly with its recently installed high quality 'Sitooterie' with wall mounted heaters enabling enjoyment of the outdoors whatever the weather.

## DESCRIPTION

Outstanding Elegant & Enhanced Residence | Double Garage | Magnificent Garden with 'Sitooterie'

Set within a sought after enclave of substantial modern homes stands this exceptionally well presented & gloriously enhanced five bedroom, three bathroom detached residence. Recently having been improved by way of a stunning 'Neptune' inspired fitted kitchen with space saving features & integrated appliances, it opens to a sleek & sophisticated dining family room with stunning lit media & display wall with cupboards beneath whilst French doors lead to the outdoor living dining space. The refined glass covered 'sitooterie' also features fitted wall mounted heaters making indoor outdoor living seamless whatever the weather.

The prestigious position enables a variety of buyers to be highly enamoured with the quieter setting without compromising on the easy commutability and access to Nantwich, schools and facilities etc. Combining architectural design with generous proportions throughout, the imposing property presents an outstanding opportunity for those seeking space, privacy, and refined living.

Internally, the home is designed for modern family life particularly with the master suite enjoying not one but two walk in wardrobes plus a highly luxurious ensuite bath and shower room.

Multiple reception areas provide versatile living and entertaining space, while the generous layout allows for both formal and informal family living.

The property offers comfortable bedroom accommodation to the first floor, including spacious principal rooms and family facilities, all presented within a practical, chic yet functional layout.

The surrounding grounds offer excellent outdoor space for relaxation, entertaining, and family enjoyment, with a generous rear lawned garden featuring richly stocked borders with lighting, the superb 'sitooterie' and greenhouse. Situated in a quiet and desirable residential area, the property is conveniently located making it ideal for families and commuters alike.

VIEWING IS HIGHLY RECOMMENDED

## DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn right into Gerards Gardens where the property will be located on the left hand side in a prime position

## 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. 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;

## AGENT'S NOTE:-

The sublime property has been lovingly enhanced to great effect by the present owners including a newly fitted kitchen with family living space now boasting bespoke media and lit display cabinetry with cupboards beneath, plus newly refurbished bathrooms and the fitting of shutters to several windows. In all the outstanding quality home offers a great deal to discerning buyers and impresses at every level.

## COVERED ENTRANCE PORCH

### ENTRANCE HALL

15'3 x 8'7 (4.65m x 2.62m)

### CLOAKS WC

6'1 x 4'8 (1.85m x 1.42m)

### KITCHEN DINING FAMILY ROOM

21'10 x 18'6 (6.65m x 5.64m)

### UTILITY / LAUNDRY ROOM

7'10 x 6'0 (2.39m x 1.83m)

### LIVING ROOM

21'8 x 12'3 (6.60m x 3.73m)

### FORMAL DINING ROOM / STUDY

13'3 x 10'5 (4.04m x 3.18m)

### GALLERIED FIRST FLOOR LANDING

13'6 x 12'9 (4.11m x 3.89m)

## MASTER BEDROOM SUITE:-

### BEDROOM

24'1 x 11'8 (7.34m x 3.56m)

### WALK IN WARDROBE (1)

7'10 x 5'10 (2.39m x 1.78m)

### WALK IN WARDROBE (2)

7'10 x 5'10 (2.39m x 1.78m)

### LUXURY ENSUITE BATH & SHOWER ROOM

8'6 x 7'7 (2.59m x 2.31m)

### BEDROOM TWO

14'8 x 11'11 (4.47m x 3.63m)

## LUXURY ENSUITE SHOWER ROOM

8'0 x 5'9 (2.44m x 1.75m)

## BEDROOM THREE

12'5 x 12'3 (3.78m x 3.73m)

## BEDROOM FOUR

12'6 x 9'1 (3.81m x 2.77m)

## BEDROOM FIVE / STUDY

11'1 x 8'9 (3.38m x 2.67m)

## LUXURY FAMILY BATH & SHOWER ROOM

10'7 x 7'11 (3.23m x 2.41m)

## EXTERIOR

The property stands on a generous plot with an excellent integrated double garage & block paved driveway. Clipped hedging creates a glorious front façade, There is side access which opens to an enchanting richly planted garden.

Featuring a generous lawn, the vendors have curated a wonderful space with well thought out deep planted borders which also feature soft ambient lighting – perfect for balmy summer evenings.

Ideal for entertaining family and friends or indeed whiling away the hours in the private space, the garden is a wonderful backdrop to the stunning home and certainly embraces the indoor, outdoor lifestyle.

The high quality recently fitted 'Sitooterie' is a gem, being a sympathetic addition to the home with its wall mounted heaters whatever the weather, the space can be fully enjoyed. If required buyers could also add side panels if required. (Please note that the pots within the borders are not included in the sale). There is also space for a greenhouse (the existing greenhouse which may be available by negotiation).

## INTEGRATED DOUBLE GARAGE

23'5 x 17'10 (7.14m x 5.44m)

Up & over door. Electric car charger point.

## EPC RATING: C

## COUNCIL TAX BAND: F

## SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (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. 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.