



3 CLONNERS FIELD | STAPELEY | NANTWICH | CHESHIRE | CW5 7GU | OFFERS OVER £415,000



An excellent ideal four bed, two bath detached family home perfecting blending comfort & modern living. Built in 2000, the property boasts generous well-designed space, including a spacious kitchen diner opening to both a conservatory & dining room (which could be used as an office etc).

Briefly comprising; Entrance Hall, Cloaks WC, Kitchen Diner, Conservatory, Formal Dining Room, Living Room, First Floor Landing, Master Bedroom One, Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom. Integral single garage.

The corner plot is superb with ample space for approx two/three vehicles to the front driveway & a fantastic landscaped rear garden with lawn and walled side entertaining patio with lighting. The established development is known for its community spirit and proximity/catchment to excellent primary and secondary schools, enhancing its appeal for families. This charming home in Stapeley is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming environment.

UPVC D.G. & Gas C.H.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER





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 turn left into Pear Tree Fields. Turn left into Clonners Field where the property will be observed on the left hand side.

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 (Ofsted good).
 - 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: 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 (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 15'7 x 6'7

CLOAKS WC





KITCHEN DINER 17'2 x 10'10





CONSERVATORY / GARDEN ROOM 11'6 x 8'10

FORMAL DINING ROOM 10'9 x 8'11





LIVING ROOM 18'4 x 12'2

FIRST FLOOR LANDING





MASTER BEDROOM ONE 14'9 x 10'1

ENSUITE SHOWER ROOM 5'2 x 8'11





FAMILY BATHROOM

BEDROOM FOUR 9'1 x 8'10





BEDROOM TWO 15'9 x 8'2

BEDROOM THREE 9'7 x 8'10



INTEGRAL SINGLE GARAGE

EXTERIOR

Tarmacadam driveway to the front of the property ensuring easy off road parking provision for approx. two/three vehicles with lawned garden & pretty hedging to the front boundary. Two specimen Cherry trees. Planted borders with shrubs & plants. The rear of the garden offers a wonderful safe & secure space which has been superbly landscaped including a lawn with well stocked borders & part walled extensive paved entertaining area which is a perfect place to enjoy the sunshine. Courtesy lights throughout the exterior & water tap.

EPC RATING: D

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. 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

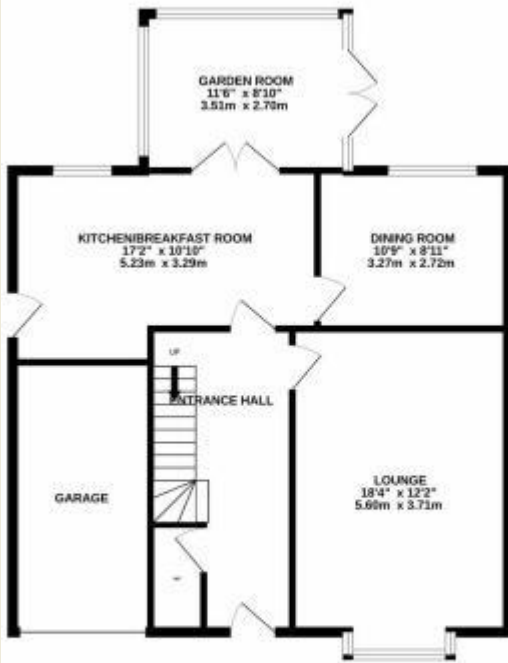
We can help you fund your new purchase with mortgage advice!

** 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 **

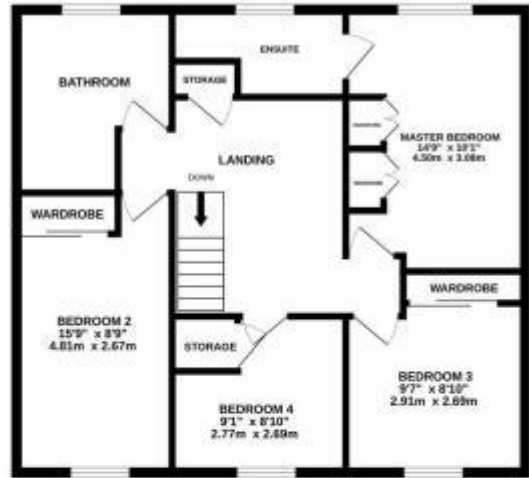
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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