



32 Chater Drive, Stapeley, Nantwich CW5 7GH

CHESHIRE
LAMONT

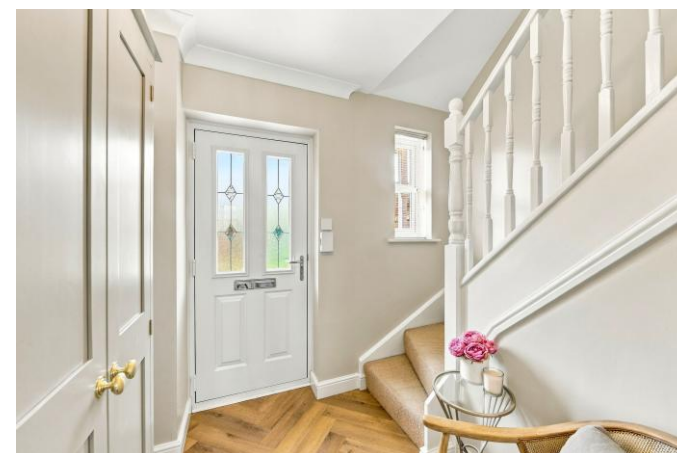


A modern four bedroom detached family home situated within the highly sought after Stapeley Estate nearby to Nantwich town centre and excellent schooling, providing superbly appointed accommodation arrayed over three floors and benefiting from an enclosed rear garden, double driveway and detached double garage. Viewing highly recommended.

- A modern four bedroom detached family home
- Standing in a private position within the highly regarded Stapeley Estate
- Nearby to Nantwich town centre, local amenities and excellent junior and senior schooling
- Superbly appointed accommodation arrayed over three floors
- Benefiting from an enclosed rear garden, double width driveway and detached double garaging
- Reception hall, lounge with feature fireplace and cloakroom
- Impressive family dining kitchen and spacious conservatory/garden room overlooking the rear garden
- Second floor master bedroom with fitted wardrobes and en-suite shower room
- First floor double bedroom with en-suite shower room, two further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

This most impressive detached house stands within a select position upon the highly favoured Stapeley Estate. The property is located nearby to facilities for day to day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Anne's Primary schools and Brine Leas Academy. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.



Property Details

The property is tucked away behind a herringbone paved double width driveway that leads to a detached double garage. A paved path leads through lawned front gardens and leads to a canopy covered porch with a high quality composite door allowing access to:

Reception Hall

A lovely entrance to the property with high quality oak effect flooring, staircase ascending to first floor, coved ceiling, column radiator uPVC double glazed window and a door leads to:

Cloakroom

With a vanity wash basin incorporating a cupboard beneath, WC, oak effect flooring, uPVC double glazed window and under stairs storage cupboard.

From the Reception Hall a door leads to:

Lounge 16' 0" x 14' 10" (4.88m x 4.51m)

Impeccably appointed with two uPVC double glazed windows to front elevation, a superb full width media wall incorporating tv niche, illuminated display shelving, cupboards and a contemporary log-effect electric feature fireplace, coved ceiling and oak effect flooring.

From the Reception Hall a door leads to:

Family Dining Kitchen

Kitchen 11' 4" x 11' 3" (3.46m x 3.44m)

Beautifully appointed with a superb range of shaker-style base and wall mounted units, marble effect working surfaces, built-in double electric oven with hob and contemporary extractor system above, built-in microwave, built-in wine cooler, sink unit with Quooker boiling tap, integrated dishwasher, integrated washer/dryer, uPVC double glazed window overlooking Conservatory, grey oak effect flooring, recessed ceiling lighting and open access to:

Family/Dining Area 12' 2" x 9' 4" (3.71m x 2.84m)

With grey oak-effect flooring and uPVC double glazed doors incorporating shutters and with full height uPVC double glazed windows to either side leading to:

Spacious Conservatory/Garden Room 23' 6" x 12' 2" (7.17m x 3.72m)

A superior room with uPVC double glazed windows to three elevations, tiled flooring with underfloor heating and uPVC double doors leading to the rear garden.



First Floor Landing

With a uPVC double glazed window to front and side elevations, staircase ascending to second floor, door to storage cupboard incorporating a wall mounted gas fired central heating boiler, double doors to further storage cupboard and a door leads to:

Bedroom Two 14' 1" x 11' 9" (4.28m x 3.59m)

With a uPVC double glazed window to front elevation and a door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, WC, wash basin, tiled flooring uPVC double glazed window and recessed ceiling lighting.

Bedroom Three 13' 3" x 8' 5" (4.03m x 2.57m)

With a uPVC double glazed window to rear elevation.

Family Bathroom 7' 10" x 7' 2" (2.40m x 2.18m)

With a panelled bath, WC, wash basin, tiled flooring, uPVC double glazed window, recessed ceiling lighting and shaver point.

Bedroom Four 8' 6" x 7' 7" (2.59m x 2.31m)

With a uPVC double glazed window to rear elevation.

Second Floor Landing

With a door to storage cupboard incorporating railing, uPVC double glazed window to side elevation and a door leads to:

Master Bedroom 18' 7" x 15' 5" (5.66m x 4.70m)

With a partially vaulted ceiling, two Velux windows to rear elevation, Velux window to front elevation, built-in wardrobes incorporating railing and shelving and a door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, WC, wash basin, tiled flooring, Velux window and recessed ceiling lighting.

Garden

The property benefits from an enclosed rear garden with a lawned garden area, gravel area, external tap, paved patio and a pedestrian gate allows access to the front.

Detached Double Garage

With twin up and over doors, light, power and an EV charging point to the front.

Tenure

Freehold.



Services

All main services are connected (not tested by Cheshire Lamont).

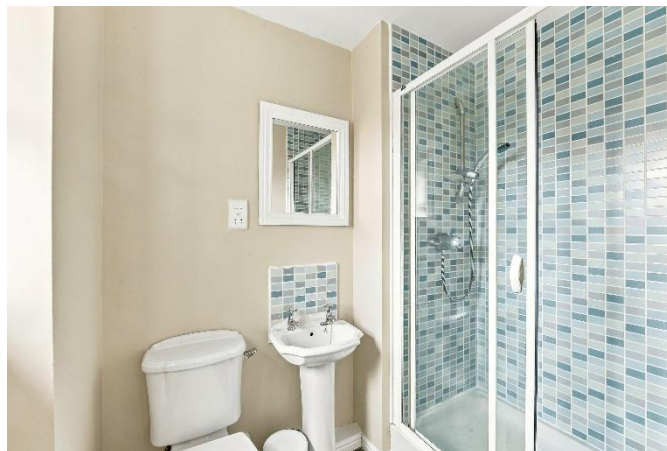
Viewings

Strictly by appointment only via Cheshire Lamont.

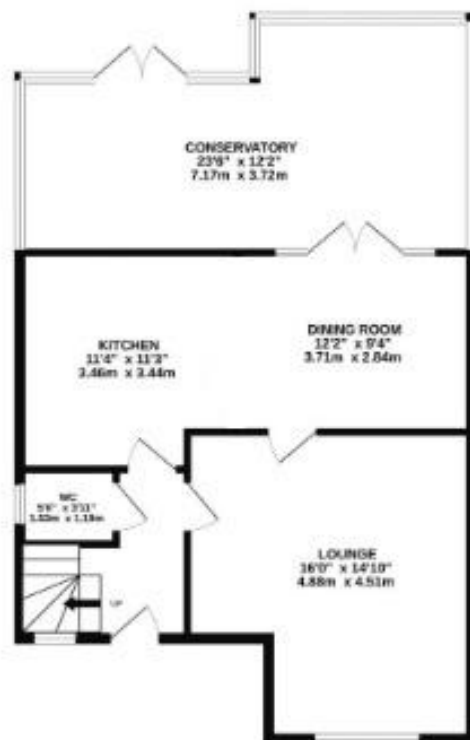
Directions

From Nantwich town centre proceed along Wellington Road and past Brine Leas School. Turn left onto Peter Destapleigh Way and left onto Hawksey Drive. Turn first left onto Chater Drive, follow the road round and the property is located on the right hand side behind a large tree.

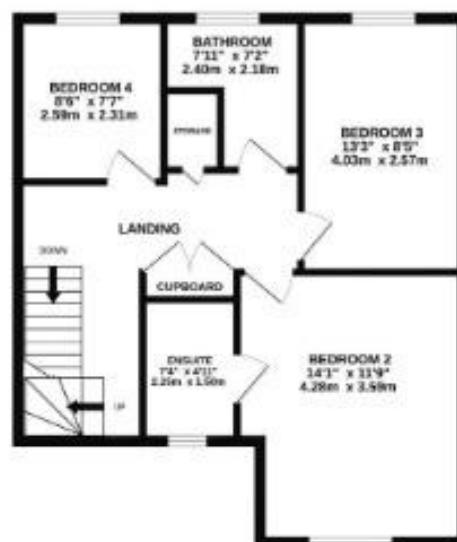
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1699 sq.ft. (157.9 sq.m.) approx.

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

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