



48 Cheerbrook Road, Willaston - CW5 7EN

Guide Price £695,000



in association with



48 Cheerbrook Road

Willaston, Nantwich

This impeccable four-bedroom extended detached 1930's house sits on a quiet residential street in leafy Willaston village. Sensitively updated by its current owners, the house retains many original features, including wood block floors, cornice, and picture rails. The lush 0.24 acre garden at the rear is home to a double garage, expansive off road parking and a potential work from home office.

- **DIRECTIONS TO CW57EN**

What3words [/// crackling.promotes.removers](#)

From the agent's office on Pepper Street (CW5 5AB) turn right onto Beam Street. At the traffic lights turn left onto Millstone Lane/B5074. At the main roundabout take the first exit onto Crewe Road /B5338. At the next main roundabout take the fourth exit and at the next roundabout take the first exit onto Cheerbrook Road. Take the next left turn and the property will be observed a short distance on the left-hand side.

- **APPROXIMATE DISTANCES**

Connectivity & Convenience - Effortless Commuting:

The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction 16 via the A500. Crewe Station (2.5 miles) presently offers fast access into London and other major cities.

- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

"A calming family home within easy commuting distance of the M6 junction 16"



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This classically proportioned 1930's house stretches across two floors and has been thoughtfully updated under current ownership. At its rear, a wonderful garden room extension with dual-aspect glazed doors opens out into the garden, a delightful, tree-filled space with a large patio area for outdoor dining and gatherings.

On entering the breakfast Kitchen/dining area and conservatory, the principal living space redefines the concept of the traditional family home to a contemporary modern lifestyle. Light floods through the expanse of glazing making the expansive open plan space the centre piece for the family, where work can coexist with cooking, entertaining, and quiet relaxation.

We recommend an early viewing to fully appreciate this property.

- **NOTEWORTHY FEATURES**

Hall with exposed wood block floor, Downstairs wc, Living room with natural stone fireplace and two oval stained-glass windows. Dining room with bay window. Breakfast kitchen with granite tops and fitted appliances leading to the **breakfast room** and separate 15'2' X 14'1' **garden room**. Utility room with gas fired boiler. First floor split staircase. Master bedroom with ensuite shower room. Bedroom 2. Bedroom 3. Bedroom 4 – all with plantation shutters. Luxurious family bathroom with freestanding roll top bath on claw feet plus walk in shower and Villeroy & Boch cabinet. The lush garden at the rear is home to a double garage and a potential work from home office.



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- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME**

If you like this property, why not request a consultation with a local expert **Mark Johnson**. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.

- **OUT AND ABOUT**

No 48 Cheerbrook Road is located on the rural edge of Willaston Village, a desirable, thriving community only a short distance from the historic town of Nantwich and Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by within walking distance and provides a farm shop, café, and butchers.



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The historic market town of Nantwich is a short travelling distance away, approximately 1 mile and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants, and bars but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

- **WHY LIVE WITHIN CLOSE PROXIMITY TO NANTWICH TOWN**

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Historic Heartbeat Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. **Cultural Heritage:** Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - **Unique Leisure:** Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.

- **Highly Rated Education:** Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.



**BAKER
WYNNE &
WILSON**

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Willaston, Nantwich

Festivals & Community Spirit – Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. – **Year-Round Vibrancy:** From Cholmondeley Castle’s summer events to festive Christmas markets, there’s always something happening

- **SERVICES**

Mains drainage, water, gas and electricity.

- **TENURE**

Freehold

- **VIEWING**

By appt with Baker Wynne and Wilson

- **COUNCIL TAX**

Band F.

- **CONSTRUCTION**

Brick and tile.



Entrance Hall

13' 9" x 6' 10" (4.19m x 2.09m)

Storage

Cloakroom

3' 5" x 2' 0" (1.05m x 0.61m)

Living Room

16' 11" x 11' 5" (5.15m x 3.48m)

Kitchen

13' 10" x 10' 4" (4.21m x 3.14m)

Utility Room

9' 10" x 4' 10" (3.00m x 1.48m)

Breakfast Room

9' 10" x 8' 2" (3.00m x 2.48m)

Dining Room

13' 3" x 11' 4" (4.05m x 3.46m)

Garden Room

15' 1" x 14' 1" (4.61m x 4.30m)

Landing

10' 3" x 7' 11" (3.12m x 2.42m)

Master Bedroom

16' 11" x 11' 5" (5.16m x 3.49m)

Bedroom 2

13' 11" x 11' 5" (4.24m x 3.48m)

Bedroom 3

13' 1" x 9' 10" (4.00m x 3.00m)

Bedroom 4

8' 6" x 6' 11" (2.59m x 2.10m)

Bathroom

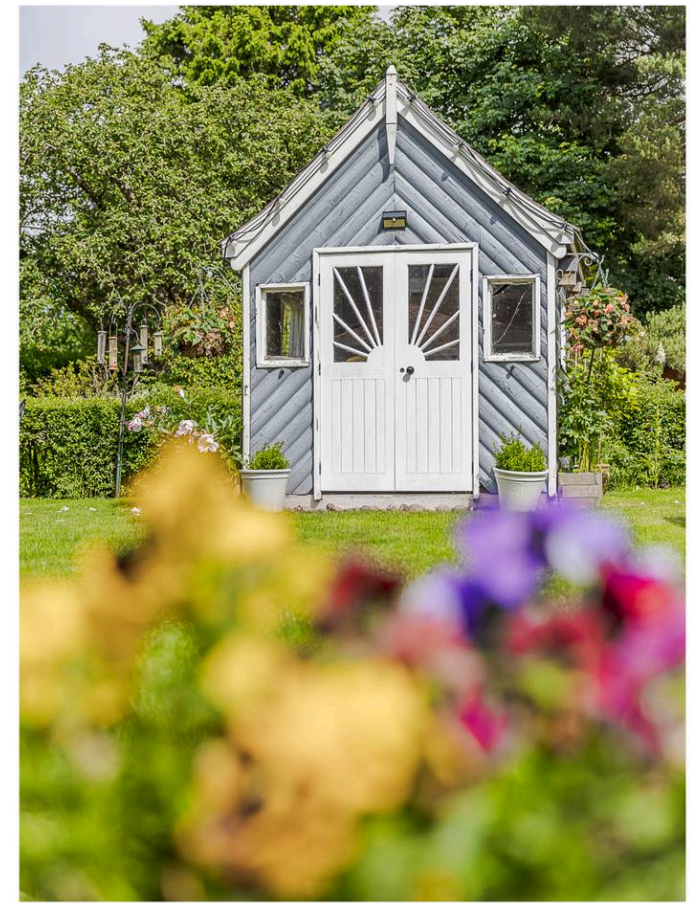
8' 1" x 7' 10" (2.46m x 2.38m)

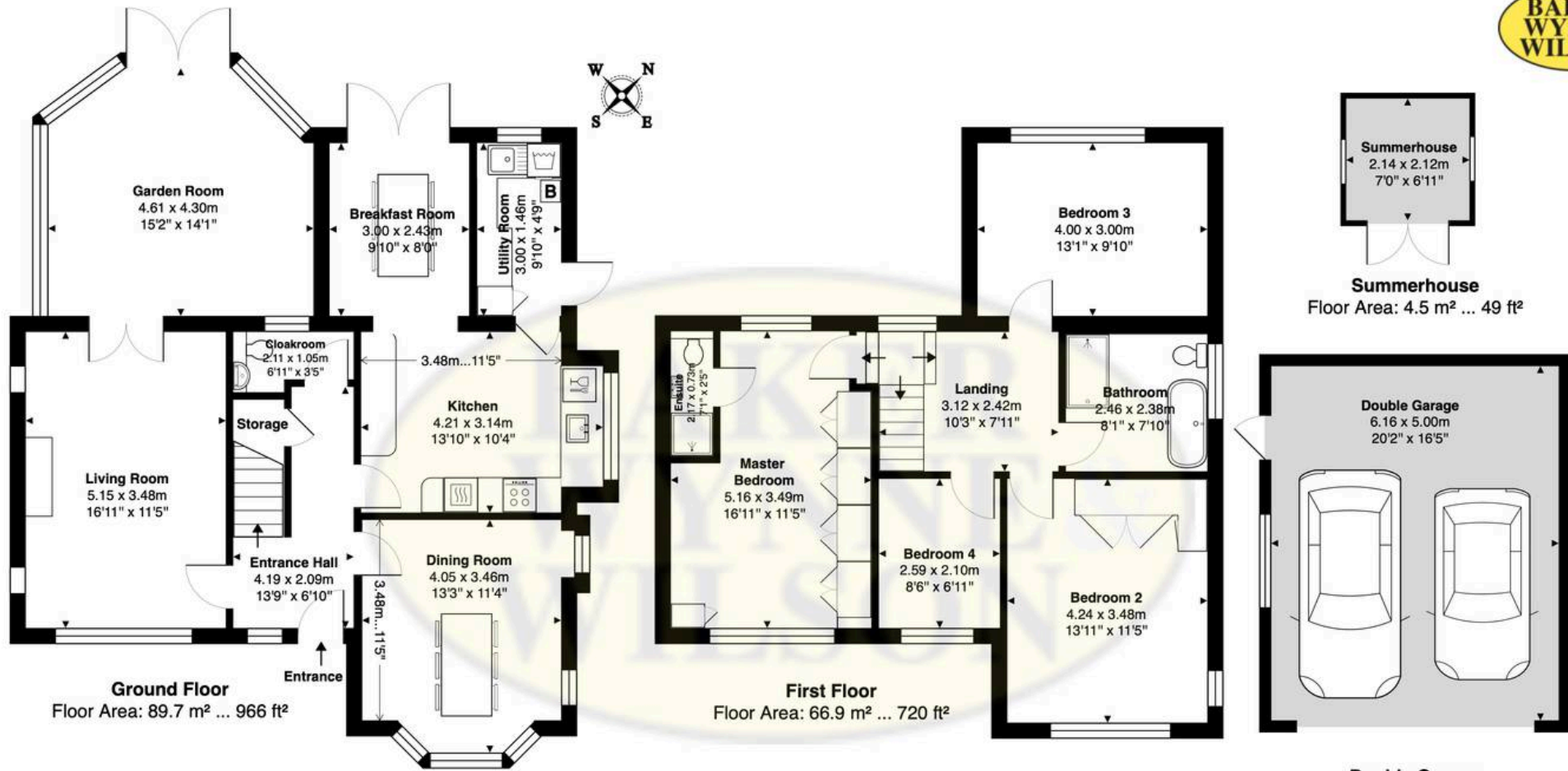
Summerhouse

7' 0" x 6' 11" (2.14m x 2.12m)

Double Garage

20' 3" x 16' 5" (6.16m x 5.00m)





48 CHEERBROOK ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 7EN

All Building Parts Approximate Gross Internal Area: 192.0 m² ... 2066 ft²

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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