



26 Church View Place, Henhull, Nantwich CW5 6XJ

CHESHIRE
LAMONT

A very well presented five bedroom modern detached family home situated in a superb cul de sac position enjoying lovely aspects over open countryside, providing well arrayed accommodation over two floors and benefiting from a lovely south facing rear garden, driveway and double garaging. NO CHAIN. Viewing highly recommended.

- Immaculately presented detached five bedroom house
- Prime location, in a quiet end of cul de sac position overlooking countryside
- Multiple reception rooms for flexible family living
- Contemporary kitchen/diner incorporating integrated appliances, utility room
- Five generous double bedrooms, two en suite shower rooms, family bathroom
- Enclosed south facing rear garden, driveway, double garage
- NO CHAIN
- Viewing highly recommended

Agents Remarks

This substantial five bedroom detached property in Nantwich offers an excellent combination of space, functionality, modern family living with well-balanced accommodation arranged over 2 floors. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away.

Property Details

Reception Hall

Upon entering, you are welcomed by a generous entrance hall that provides access to the principal ground floor rooms and benefits from Amtico flooring which continues throughout the kitchen/diner and utility room.

Living Room 17' 9" x 15' 8" (5.40m x 4.77m)

The principal reception room is an impressive and spacious area with ample room for a variety of furniture layouts and benefiting from double French doors opening out to the south-facing rear garden.



Dining Kitchen 13' 7" x 14' 11" (4.14m x 4.55m)

The stunning kitchen/diner forms the heart of the home, with large windows and doors opening out to the rear garden, offering a sociable and practical space for family life. The kitchen is contemporarily designed with upgraded cabinetry and a range of integrated appliances, including a double oven, dishwasher, fridge/freezer, and a five-ring gas hob. There is plenty of worktop space alongside a dedicated dining area, making it perfect for both casual meals and hosting.

Dining Room 9' 2" x 9' 5" (2.80m x 2.88m)

A separate dining room provides valuable additional living space and can alternatively be used as a snug, playroom, or home office, depending on your needs.

The ground floor is further enhanced by a convenient WC and a separate utility room, with integrated washing machine and door opening to the side of the property. Internal access to the double garage from the hallway adds further practicality and storage options with the added benefit of an EV charging point.

Upstairs, the property continues to impress with five well-proportioned double bedrooms.

Master Bedroom 11' 9" x 11' 9" (3.58m x 3.57m)

The master bedroom is a comfortable and private space, benefiting from his and hers built-in wardrobes and its own en-suite shower room.

Bedroom Two 8' 11" x 12' 4" (2.71m x 3.76m)

This room also enjoys its own en-suite shower room, making it ideal for guests or multi-generational living.

Three Further Double Bedrooms

The remaining three bedrooms are all generously sized, offering flexibility for growing families, home working, or hobby spaces.

Family Bathroom

A well-appointed family bathroom serves these rooms, completing the first floor.

Externally

The home is equally well suited to family living and is sited at the end of a leafy cul de sac with privacy and countryside views. To the front, a large private driveway provides off-road parking for multiple vehicles leading to the double garage. To the rear, the professionally landscaped south-facing garden has been thoughtfully designed to offer a variety of usable spaces incorporating a large decked area and raised beds, with the remainder benefiting from low maintenance artificial grass, creating a sunny and inviting space for outdoor dining and relaxation.



#

Tenure

Freehold - with a small annual maintenance charge.

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 to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and continue along Reaseheath Way. Turn right onto Ayrshire Drive and left onto Church View Place where the property is situated



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441