



18 Princess Drive, Wistaston CW2 8HP

CHESHIRE
LAMONT



An outstanding, most individual four/five bed roomed detached residence of extraordinary contemporary design affording impeccable features of the highest calibre and providing spacious, versatile accommodation of exceptional style extending to 2300 sqft standing in a highly sought after position within Wistaston. Viewing highly recommended.

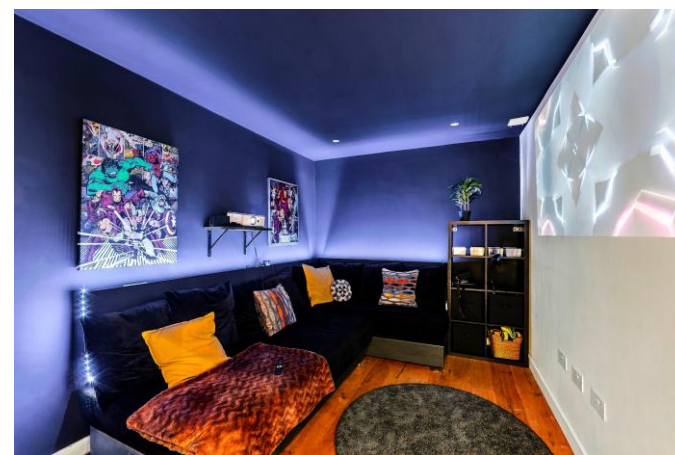
- A stunning, contemporary detached house of exceptional style and appeal
- Incorporating superior, individual design and features throughout
- Situated in a most sought after location within Wistaston
- Lovely private rear garden with a covered entertaining area, driveway and useful garage store
- Superb open plan living family dining kitchen with bi-folding doors to rear garden, utility room
- Cinema room, two potential ground floor bedrooms, bathroom
- First floor master bedroom with dressing area and ensuite shower room
- Two further bedrooms, dressing room, eaves storage room and planning approved for a further bathroom
- Viewing highly recommended

Agents Remarks

This superb property is nearby to lovely walks at the popular "Joey the Swan" park and woodlands. Wistaston is a highly regarded and sought after location nearby to shops and facilities within Wistaston village, excellent dog walking over open countryside and highly regarded junior schooling at Church Lane. The village is situated mid way between Crewe and its facilities and the nearby historic town of Nantwich.

Property Details

The property is set back Princess Drive behind hedging, plants and shrubs with a large wide slate driveway providing excellent parking facilities and leading to an integral garage store. A high quality composite door stands within a composite surround and allows access to:



Reception Hall 9' 11" x 9' 3" (3.03m x 2.83m)

A glorious entrance to the property with tiled flooring, fitted cloaks area with fitted cupboards, drawers, coat hooks and oak seating, recessed ceiling lighting, column radiator and an oak door leads to:

Garage Store 10' 0" x 10' 2" (3.05m x 3.11m)

With an electrically operated roller door to front, recessed ceiling lighting and radiator.

From the Reception Hall an oak door leads to:

Inner Hall

Beautifully appointed with lovely aspects to through the kitchen to the rear gardens, an oak and glazed open tread staircase ascending to first floor, recessed ceiling lighting, porcelain tiled flooring and an oak door leads to:

Cinema Room 8' 11" x 11' 11" (2.73m x 3.62m)

With fitted illuminated seating, oak flooring, projector system and recessed ceiling lighting.

From the Inner Hall an oak door leads to:

Contemporary Bathroom 10' 11" x 5' 7" (3.32m x 1.70m)

Wonderfully appointed with a raised walk-in wet floor shower area, tiled bath, fully tiled walls, tiled flooring, WC, twin bowl vanity wash basins with drawers beneath, tiled display shelving, recessed ceiling lighting and uPVC double glazed window.

From the Inner Hall an oak door leads to:

Dining Room/Play Room/Bedroom 12' 5" x 12' 0" (3.78m x 3.65m)

A versatile room with uPVC double glazed doors to gardens, oak flooring and recessed ceiling lighting.

From the Inner Hall an oak door leads to:

Spacious Utility/Laundry Room 11' 9" x 17' 0" (3.59m x 5.18m)

Superbly appointed with an extensive range of storage comprising full height fitted cupboards and drawers, base units, attractive plinth worktop, two integrated wash dryers, further dryer, integrated fridge freezer, sink with mixer tap, tiled flooring, uPVC double glazed window, door to outside, cupboard incorporating wall mounted Baxi gas fired central heating boiler (fitted 2023), radiator, recessed ceiling lighting and an oak door leads to:



Bedroom/Snug 10' 4" x 15' 2" (3.15m x 4.63m)

With two uPVC double glazed windows to front elevation, radiator and recessed ceiling lighting.

From the Inner Hall a sectional glazed oak door leads to:

Stunning Open Plan Living Family Dining Kitchen 26' 8" x 28' 6" max (8.13m x 8.68m max)

A wonderful open space enjoying superb aspects over the gardens with partially vaulted ceilings incorporating Velux windows, porcelain tiled flooring throughout and recessed ceiling lighting.

Living Zone

With fitted shelving.

Contemporary Kitchen Area

With white gloss-fronted base and wall mounted units, Corian worktops, large Corian topped central dining island incorporating Samsung halogen hob and drawers beneath, twin built-in electric ovens, built-in microwave grill, Corian sink with mixer tap, integrated dishwasher, integrated fridge freezer, full height double glazed window to rear gardens and open access to:

Dining Area

Occupying the full width of the room with 6-panel bi-folding doors providing lovely aspects over the gardens and a full height double glazed window overlooking patio.

First Floor Landing

With oak flooring throughout, radiators, uPVC double glazed windows to two elevations, eaves storage cupboards, space for creating an office/nursery if required, recessed ceiling lighting and an oak door leads to:

Master Bedroom Suite**Dressing Area 7' 5" x 7' 5" (2.27m x 2.26m)**

With fitted railing, oak flooring, recessed ceiling lighting and an oak door leads to:

En-Suite Shower Room

Beautifully appointed with a wet floor shower area, fully tiled walls, oak topped vanity wash basin with cupboards beneath, WC, tiled flooring, tiled display shelving and recessed ceiling lighting.

From the Dressing Area an oak door leads to:

Bedroom Area

With uPVC double glazed windows to two elevations, oak flooring and recessed ceiling lighting.



Bedroom Two 13' 0" x 15' 7" (3.95m x 4.76m)

With a uPVC double glazed eaves window to front elevation, uPVC double glazed window to rear elevation, radiator and recessed ceiling lighting.

Dressing Area 13' 6" max x 9' 3" max (4.12m max x 2.81m max)

With a Velux window and an oak door leads to:

Bedroom Four 10' 2" x 10' 2" max (3.09m x 3.11m max)

With a uPVC double glazed window, oak flooring, recessed ceiling lighting and hanging rail niche.

Large Walk-In Storage Room 13' 6" x 10' 2" (4.12m x 3.09m)

Providing excellent storage space and ideal for further conversion.

NB

Please note that planning is approved for a first floor bathroom.

Externally

The property benefits from wonderful outdoor space and is hard landscape for ease of maintenance with an extensive slate paved patio area and an artificial lawned area, all bordered and screened by high wooden fencing. To the rear of the bi-folding doors stands a superb covered decked entertaining area with glazed safety glass and steps descend to a further decked area.

Tenure

Freehold.

Services

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

Viewings

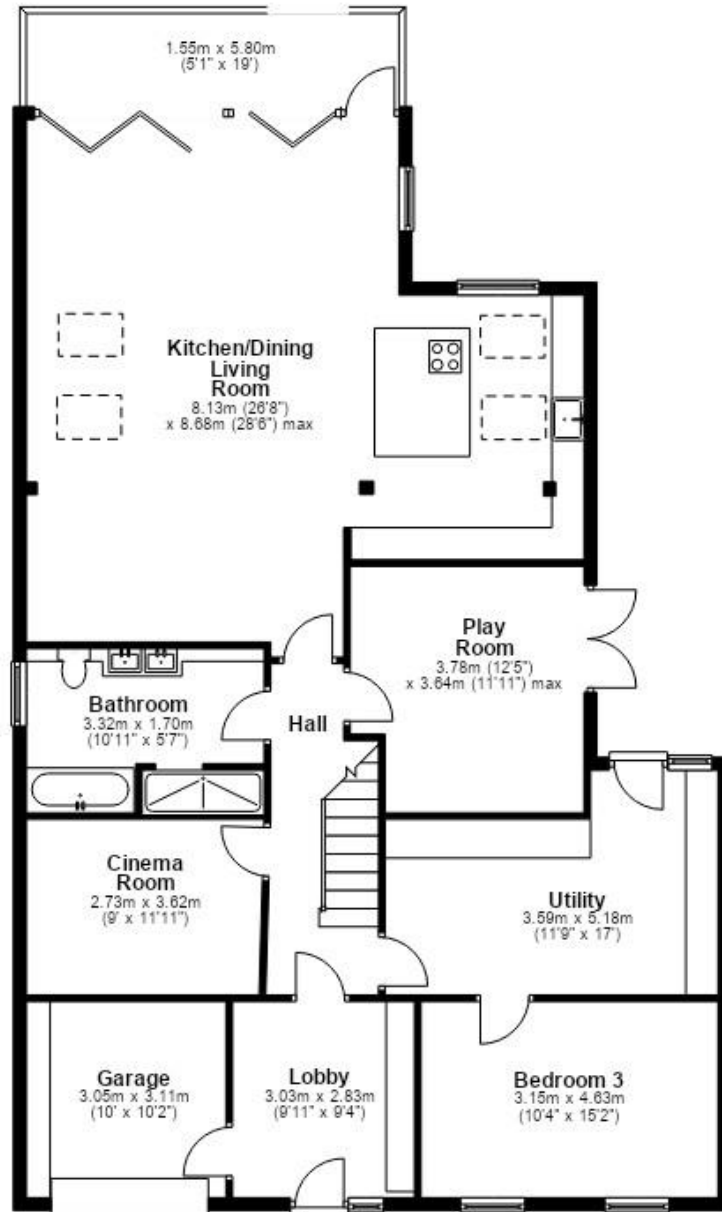
Strictly by appointment only via Cheshire Lamont.

Directions

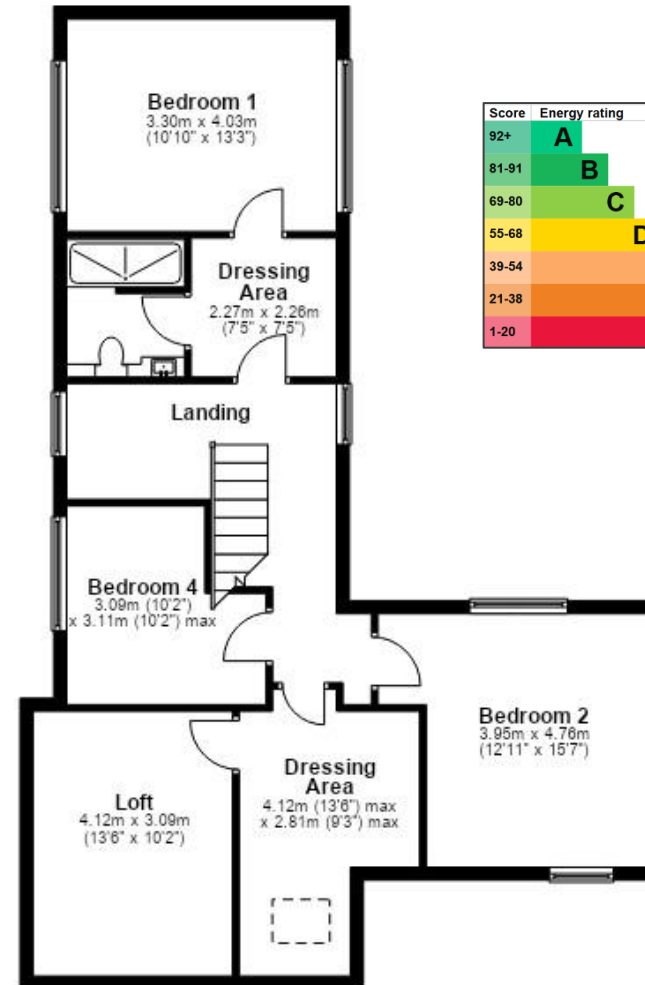
From Nantwich proceed towards Crewe along Crewe Road. Continue through Willaston and turn left into Princess Drive and the property is on the right hand side.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

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