



49 Haydn Jones Drive, Stapeley, Nantwich, Cheshire CW5 7GG



A modern three bedroom townhouse situated at the end of a small cul-de-sac within the popular Stapeley Estate providing well arrayed accommodation over three floors and benefiting from a driveway, garaging and enclosed rear garden. NO CHAIN for early completion.

- A modern three storey townhouse
- Situated at the end of a small cul-de-sac within the popular Stapeley Estate
- Well arrayed accommodation over three floors
- Nearby to local amenities, highly regarded junior and senior schooling and Nantwich town centre
- Driveway, single garage and enclosed lawned rear garden
- Hallway, cloakroom and dining kitchen
- First floor lounge with Juliet balcony, bedroom three and bathroom
- Second floor master bedroom with en-suite shower room and bedroom two
- NO CHAIN

Agents Remarks

Stapeley is highly regarded for its nearby facilities including excellent junior schooling, senior schooling at Brine Leas, public house, takeaways and facilities at the nearby Co-Op store. The property is within easy walking distance of the town centre. 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A herringbone block paved drive stands to the front of the property and leads to a single garage. A double glazed sectional door with courtesy light to side allows access to:



Hallway

With a staircase ascending to first floor, radiator, coved ceiling and a panel door leads to:

Under Stairs Cloakroom

With WC, pedestal wash basin, radiator and extractor fan.

From the Hallway a panel door leads to:

Dining Kitchen 9' 6" max x 15' 3" (2.89m x 4.64m)

With a range of base and wall mounted units, built-in single electric oven with four ring gas hob and extractor hood over, space for appliances, uPVC double glazed window to rear elevation, uPVC double glazed patio doors to rear garden, recessed ceiling lighting and partially coved ceiling.

First Floor Landing

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

Lounge 11' 4" max x 15' 3" (3.46m max x 4.64m)

With uPVC double glazed patio doors to Juliet balcony, two radiators and coved ceiling.

From the Landing a panel door leads to:

Bathroom 5' 5" x 8' 8" (1.66m x 2.64m)

With a panelled bath, WC, pedestal wash basin, radiator, part tiled walls, recessed ceiling lighting, shaver point and extractor fan.

From the Landing a panel door leads to:

Bedroom Three 9' 3" x 8' 8" (2.83m x 2.64m)

With uPVC double glazed window to front elevation and radiator.

Second Floor Landing

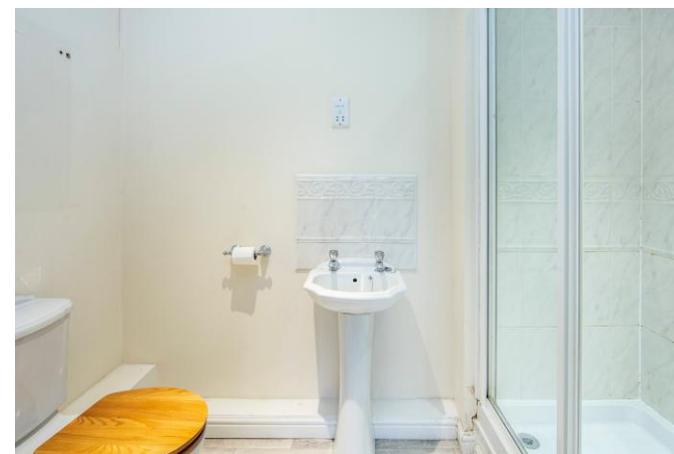
With access to loft space, radiator and a panel door leads to:

Bedroom One 14' 2" max x 15' 3" max (4.33m max x 4.64m max)

With uPVC double glazed window to front elevation, panel door to cupboard incorporating gas fired central heating boiler, radiator and a panel door leads to:

En-Suite Shower Room

With WC, pedestal wash basin, shower enclosure with glazed screen door and shower over, radiator, recessed ceiling lighting, shaver point and extractor fan.



From the Landing a panel door leads to:

Bedroom Two 7' 6" x 15' 3" (2.29m x 4.64m)

With two uPVC double glazed windows to rear elevation and radiator.

Externally

A driveway stands to the front of the property and leads to a single garage with up and over door. A gate to the side allows access to the rear garden which is contained within wooden panel fencing and benefits from a lawned area and paving.

Tenure

Freehold.

Services

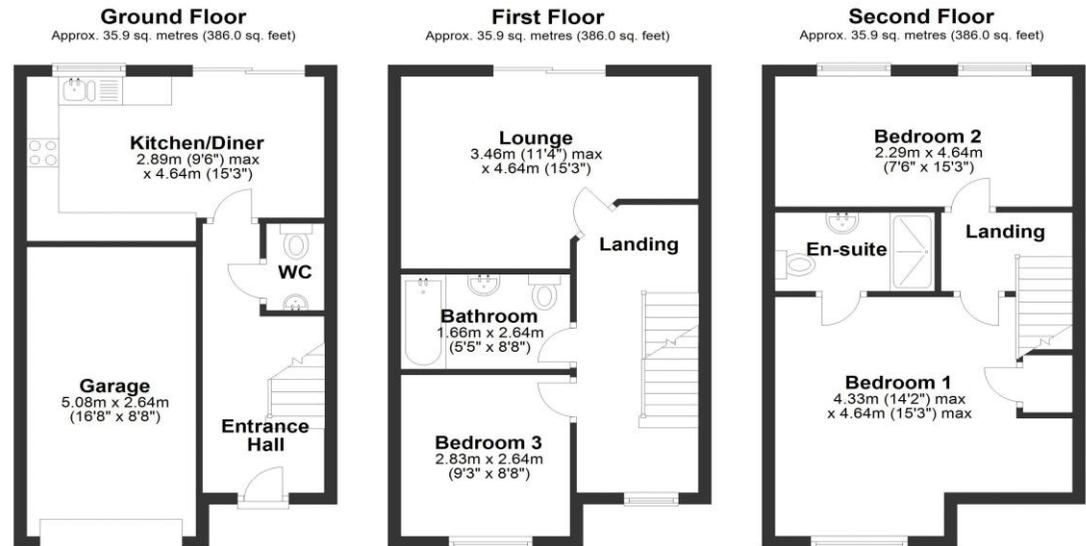
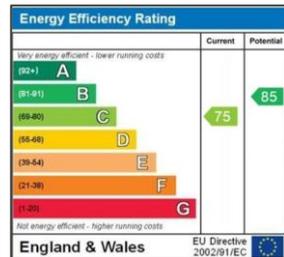
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Wellington Road and past Brine Leas School, turn left at the traffic lights along Peter Destapleigh Way and turn second left onto Hawksey Drive. Continue on Hawksey Drive and turn left onto Haydn Jones Drive. Follow the road all the way round until you can almost go no further and the property is tucked away at the end of a small cul-de-sac on the right hand side.



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.

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