

442 CREWE ROAD | WISTASTON | CHESHIRE | CW2 6PS | OFFERS OVER £695,000



An exceptional home of distinction and desirability having undergone a meticulous comprehensive scheme of renovation, extension & alteration.

The sublime contemporary luxe residence features the best fixtures and fittings seamlessly blending elegance, sophistication and functionality making daily life both extremely enjoyable and easy, within the confines of this outstanding detached property which stands magnificently on Crewe Road with similar substantial homes. Spacious and versatile, the fine family size residence has been superbly presented with features including a full width high end luxe media wall to the living room and sleek contemporary kitchen dining family room complete with both bi fold doors and lantern roof light. Boasting well proportioned rooms there is also the potential flexibility for multi generational living or home working which further enhances the chic property.

The accommodation briefly comprises; Entrance Porch open to the light & spacious Entrance Hall, Playroom/Office/Bedroom Five, vast Living Room with bay window and highly desirable bespoke media wall with high end large colour change fireplace making fine focal point indeed in the room, double opening doors to the expansive and wonderfully light contemporary Kitchen Dining Family Room with various integrated appliances, Utility Room, Separate WC. First Floor Landing, Master Bedroom One with luxurious boutique style Ensuite Shower Room, Bedroom Two with fitted wardrobes, Bedroom Three, Bedroom Four (presently used as a Dressing Room), and Family Bathroom. Approached over an extensive Tarmacadam driveway via sleek double opening electric gates and high privacy rendered wall with CCTV, there is also cabling in place for lighting to be fitted. The property itself features external recessed down lighting. There is excellent parking provision & gate to the good size rear garden which is child & pet friendly with its faux lawn, extensive entertaining patio / seating area, decking & minimal planting making maintenance incredibly easy. In all the home is an absolute gem and is sure to be of interest to discerning buyers.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Just before the 'Wells Green' traffic lights junction the property will be observed on the right hand side well set back behind a sleek contemporary wall & electric gate.

#### WISTASTON

Wistaston is a highly regarded residential location close to Crewe and Nantwich town centres. Nearby Nantwich is a charming and historic market town in the South Cheshire countryside providing a wealth of period buildings, independent shops, cafes, bars and restaurants with close proximity to well renowned Junior and Senior schools, sporting and leisure pursuits and close to the M6 motorway at Junction 16 and Crewe mainline railway station (approx. 1.5 miles). The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins.

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

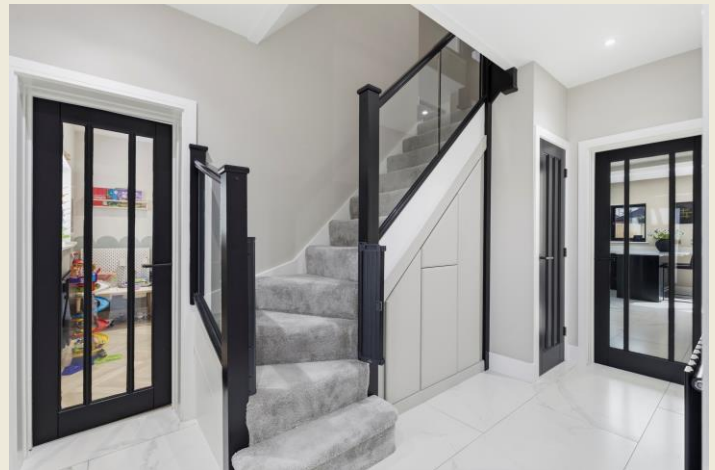
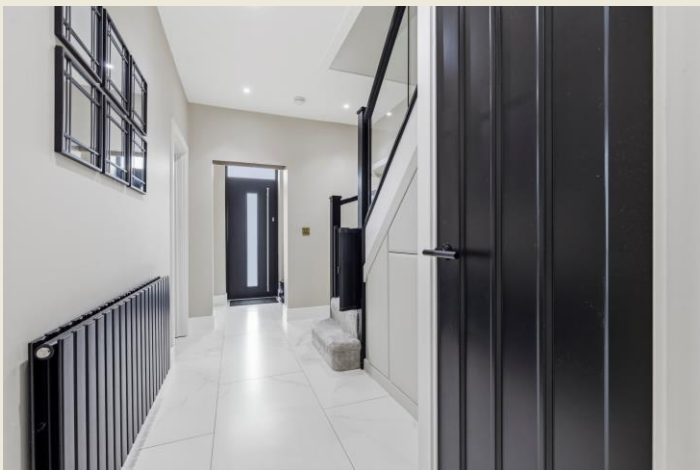




THE ACCOMMODATION:-

ENTRANCE PORCH 4'6 x 3'10

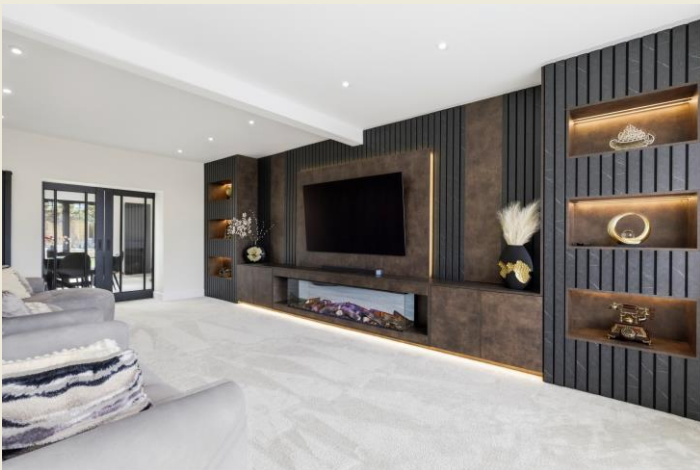
ENTRANCE HALL 12'7 x 7'5





#### LIVING ROOM 24'2 x 12'5

Elegant, sleek & contemporary the room is of a substantial proportion which has been further enhanced by the meticulous bespoke boutique luxe style high quality full width media wall. Featuring inset lighting to various recesses there is also a large top of the range electric remote controlled fire with colour change effect & crackle noise feature.





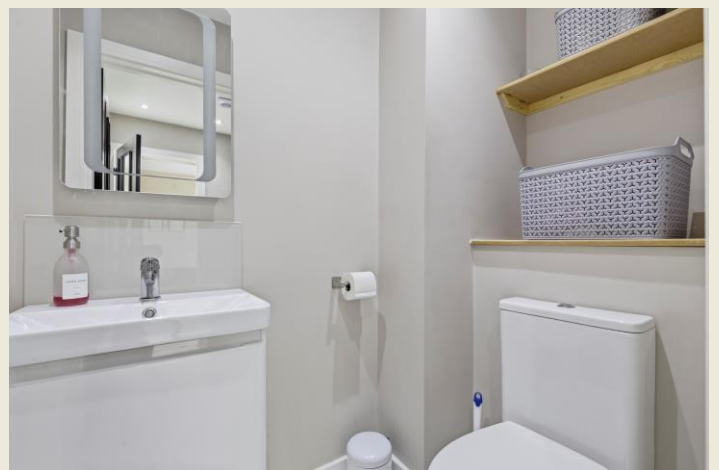
EXTENSIVE KITCHEN DINING FAMILY ROOM 31'8 x 19'4





UTILITY ROOM 6'4 x 6'3

SEPARATE WC 6'2 x 3'5





PLAYROOM / OFFICE / BEDROOM FIVE 15'1" x 10'2"





FIRST FLOOR LANDING 7'5 x 6'3

FAMILY BATHROOM 7'3 x 5'11

BEDROOM FOUR 8'3 x 7'5

Presently used as a superbly fitted dressing room.





MASTER BEDROOM ONE 15'8 x 10'2

ENSUITE SHOWER ROOM 10'1 x 4'7





BEDROOM TWO 12'7 x 11'4



BEDROOM THREE 12'6 x 10'9

#### EXTERIOR

Approached over an extensive Tarmacadam driveway via sleek double opening electric gates and high privacy rendered wall with CCTV, there is also cabling in place for lighting to be fitted. The property itself features external recessed down lighting.

There is excellent parking provision & gate to the good size rear garden which is child & pet friendly with its faux lawn, large entertaining seating & patio area, decking & minimal planting making maintenance incredibly easy.

EPC RATING: C

COUNCIL TAX BAND: D





#### SERVICES

All mains gas, electricity, water & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

#### TENURE

Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

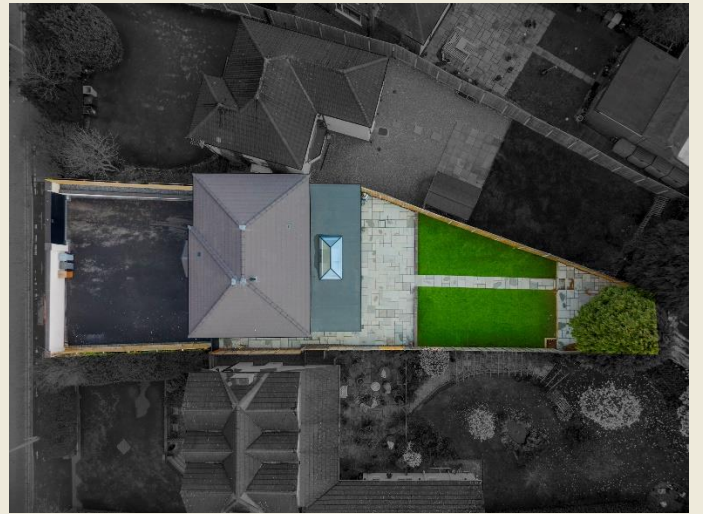
#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.









**442 CREWE ROAD, WISTASTON, CREWE, CHESHIRE, CW2 6QN**

Approximate Gross Internal Area: 163.4 m<sup>2</sup> ... 1759 ft<sup>2</sup>

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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