



## ***39a Nantwich Road, Middlewich, CW10 9HD***

***£295,000***

*This stunning extended semi-detached home has been beautifully transformed by its current owners and is ready to steal your heart. From the moment you step across the threshold, you'll be wowed. A welcoming entrance hall sets the tone, with a cosy lounge, the perfect space to relax and unwind. To the rear, you'll find the true hub of the home: a stylish open-plan kitchen and dining area, ideal for family life and entertaining alike. A practical utility room and convenient guest WC complete the thoughtfully designed ground floor. Upstairs offers three well-proportioned bedrooms, along with a dedicated dressing room and a modern family bathroom, providing both comfort and functionality. Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking. To the rear, an enclosed garden features a sleek porcelain patio and a laid-to-lawn area, perfect for summer gatherings or peaceful evenings outdoors. This is more than just a house... it's a place to call home.*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, tiled flooring, feature column radiator, understairs storage, a door leads to the kitchen area and stairs rise to the first floor.*

### *LOUNGE 12' 6" x 10' 9" (3.81m x 3.28m)*

*A cosy and inviting lounge with a double glazed bay window to the front elevation, feature column radiator, feature marble fire place.*

### *KITCHEN 12' 4" x 16' 4" (3.76m x 4.98m)*

*Wow, this really is the hub of the home, ideal for entertaining. Fitted with a comprehensive range of base, pan drawers and wall units. Quartz worksurface over incorporating a one and a half bowl sink unit with mixer tap. Feature centre island with a five ring gas hob, integrated oven, dishwasher and fridge freezer. Cupboard housing the combi boiler and providing storage, tiled flooring and inset spot lighting, a double glazed window to the side elevation. A door leads to the utility room.*

### *DINING ROOM 10' 6" x 9' 8" (3.2m x 2.95m)*

*A fantastic addition to the kitchen and open plan living. Feature sky light flooding the room with natural light, tri fold doors that lead to the garden, feature column radiator.*

### *UTILITY ROOM*

*Fitted with an integrated washing machine and dryer, granite worksurface over, a door leads to the guest WC.*

### *GUEST WC*

*Fitted with a low level WC and vanity hand wash basin, towel rail and tiled walls and flooring.*

### *LANDING*

*With a double glazed window to the side elevation, loft access and doors lead to all rooms.*

### *BEDROOM ONE 10' 9" x 13' 1" (3.28m x 3.99m)*

*With a double glazed bay window to the front elevation and wall mounted radiator.*

### *BEDROOM TWO 7' 11" x 12' 5" (2.41m x 3.78m)*

*With a double glazed window to the rear elevation and wall mounted radiator, access through to the dressing room.*

### *DRESSING ROOM 5' 5" x 9' 6" (1.65m x 2.9m)*

*Fitted with wardrobes providing hanging and storage space, wall mounted radiator and a double glazed window to the rear elevation.*

### *BEDROOM THREE 8' 1" x 8' 4" (2.46m x 2.54m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *FAMILY BATHROOM*

*With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, vanity handwash basin and panelled bath with centre tap and rainfall shower over, tiled walls and flooring, towel rail.*

**EXTERNALLY**

*To the front and side is a driveway providing ample off road parking, double gates lead to the rear garden. The garden has been landscaped and has a porcelain patio, laid to lawn area, ideal for al-fresco dining.*





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