



17 WELL CLOSE | CHATSWORTH PARK | SHAVINGTON | CHESHIRE | CW2 5SZ | £268,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

17 Well Close, Chatsworth Park, Shavington, Cheshire, CW2 5SZ

An impeccably well appointed stylish contemporary freehold home built by 'Wain Homes', featuring spacious light rooms & a wonderful large Kitchen Dining Family Room. Of particular note is the converted garage which could easily be 'put back' if required, but presently offers a fantastic home gym / office space etc. The incredibly beautifully presented four bedroom, two bathroom detached home stands in a superb edge of development position within this lovely small development situated in a choice secluded cul-de-sac. The property really much be viewed to be appreciated.

Briefly comprising; Spacious Entrance Hall, Cloaks/WC, Living Room being light & spacious, Kitchen Dining Family Room, First Floor Landing of a generous size, Master Bedroom One with fitted wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom. Driveway providing off road parking for 2 vehicles, outstanding landscaped front garden & the most beautiful low maintenance professionally landscaped rear garden being the perfect party / entertaining space. The detached brick built single garage has been converted to provide a beautiful gym / hobby / office area with door opening onto the rear garden. The property is ideally suited for busy professionals, families or in fact anyone requiring a sleek & easy maintenance home having all the benefits of a new build with the added attraction of impeccable extras such as bespoke curved units with solid oak tops, wardrobes in every room, CCTV, security lighting all around the property, dawn till dusk lighting to the rear & driveway, fully boarded lofts with lights & pull down ladders. curtain poles, wonderful landscaped gardens, and all the usual 'snags' fully completed to a high standard. (Please note that many of the extras incorporated into the beautiful property are available to purchase via separate negotiation).

MUST BE VIEWED TO BE APPRECIATED





DIRECTIONS

Proceed out of Nantwich along the A51 (London Road), over the level crossing to the Cheerbrook roundabout. Take the last exit (4th) onto Newcastle Road, signposted Shavington and Hough. Turn left at the Elephant & Castle Public House & turn left again onto Main Road. Continue into the village & turn left into Rope Lane and continue, passing the Co-op Convenience store and Public House on the right hand side. Turn right into Broomhall Drive and follow the road turning right again into Well Close. The property will be observed in a discreet edge of development position at the far end, on the left hand side.

SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305.

The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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:-

With approximate dimensions, comprises;

ENTRANCE HALL

Steel casement entrance door. Spacious & well appointed fitted with a chic bespoke curved fashionable grey high gloss base level shoe cupboard with solid oak top. Radiator, highly attractive wood effect flooring. Turning stair case rising to the first floor.



CLOAKS / WC

UPVC Double glazed window to front, low level WC, rectangular wash hand basin inset into base level cupboards, wood effect flooring radiator.

LIVING ROOM

18' 2" max m/ments into bay x 11' 8" (5.54m x 3.56m) A stunning chic & well proportioned room being particularly light. Deep uPVC double glazed large box bay window to the front elevation, TV point, radiator.







KITCHEN DINER

21' 3" x 11' 1" max m/ments (6.48m x 3.38m) Comprehensively well equipped with a fantastic range of white gloss wall, base & drawer units to three elevations with work surface & inset 1.5 bowl stainless steel single drainer sink unit and mixer tap. UPVC double glazed window & uPVC double glazed French doors to the garden, radiator.

Appliances include: Five burner gas hob with extractor & double oven / grill below. Integrated fridge, freezer, dishwasher and washer/ dryer. Ample space for table, chairs & sofa etc. Built in under stairs storage. Recessed ceiling spotlights & separate ceiling light point, wood effect flooring.

SPACIOUS FIRST FLOOR LANDING

Ceiling light point, uPVC double glazed window to side, radiator. Loft access being fully boarded with light, power & a pull down ladder.

MASTER BEDROOM ONE

11' 8" x 10' 11" (3.56m x 3.33m) Beautifully appointed with a leafy front aspect through the uPVC double glazed window, radiator. Attractive range of fitted mirror fronted wardrobes, TV point. Door to the Ensuite Shower Room.

ENSUITE SHOWER ROOM

Large walk in shower cubicle with mains shower, uPVC double glazed window to side, low level WC, wash hand basin, part tiled walls, heated towel rail.







BEDROOM TWO

9' 7" x 9' 1" (2.92m x 2.77m) Ceiling light point, uPVC double glazed window, radiator. 2 Double fitted wardrobes.

BEDROOM THREE

11' 5" x 6' 10" (3.48m x 2.08m) Ceiling light point, uPVC double glazed window, radiator, TV point. 2 Double fitted wardrobes.



BEDROOM FOUR

9' 4" x 6' 7" (2.84m x 2.01m) Ceiling light point, uPVC double glazed window, radiator. Double fitted wardrobe.

FAMILY BATHROOM

White modern suite comprising panel bath with glass screen & shower over, uPVC double glazed window, attractive rectangular wash hand basin inset into vanity cupboard below, low level WC, part tiled walls, heated towel rail.







EXTERIOR

The stunning property is approached over a Tarmac driveway leading to an intimate 'cul de sac' setting being also edge of development. The frontage is extremely well presented being particularly low maintenance. Side access to the rear garden. Attached secure store with power & light ideal for bike/garden equipment storage (accessed only from the rear garden). Additional timber shed (available by separate negotiation). Built in water feature with remote control. Outside wall mounted heater (available by separate negotiation). Dawn till dusk lighting in the garden and driveway to light up the car. Security sensor lighting on the side of the gym and house. Outside tap. The rear garden is beautifully professionally landscaped providing a wonderful relaxing & entertaining space, again being highly maintenance free. The rear garden enjoys a good degree of privacy and has been created to be 'easy', featuring stunning paved patios, simulated lawn area with timber raised borders featuring specimen 'Box' ball plants. External power points. Door to the detached garage.

DETACHED BRICK BUILT GARAGE (USED AS HOME GYM / OFFICE)

The garage retains the original up & over garage door to the front with personal door to side, to the rear garden, and is fully insulated. Currently used as a home gym, there is ample opportunity to use the space in many ways, or could be reverted back to being a standard garage very easily. Wall mounted heater. Fully boarded loft, light and pull down ladder. UPVC Double glazed window & door.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, electricity & drainage are connected (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

Presumed 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.

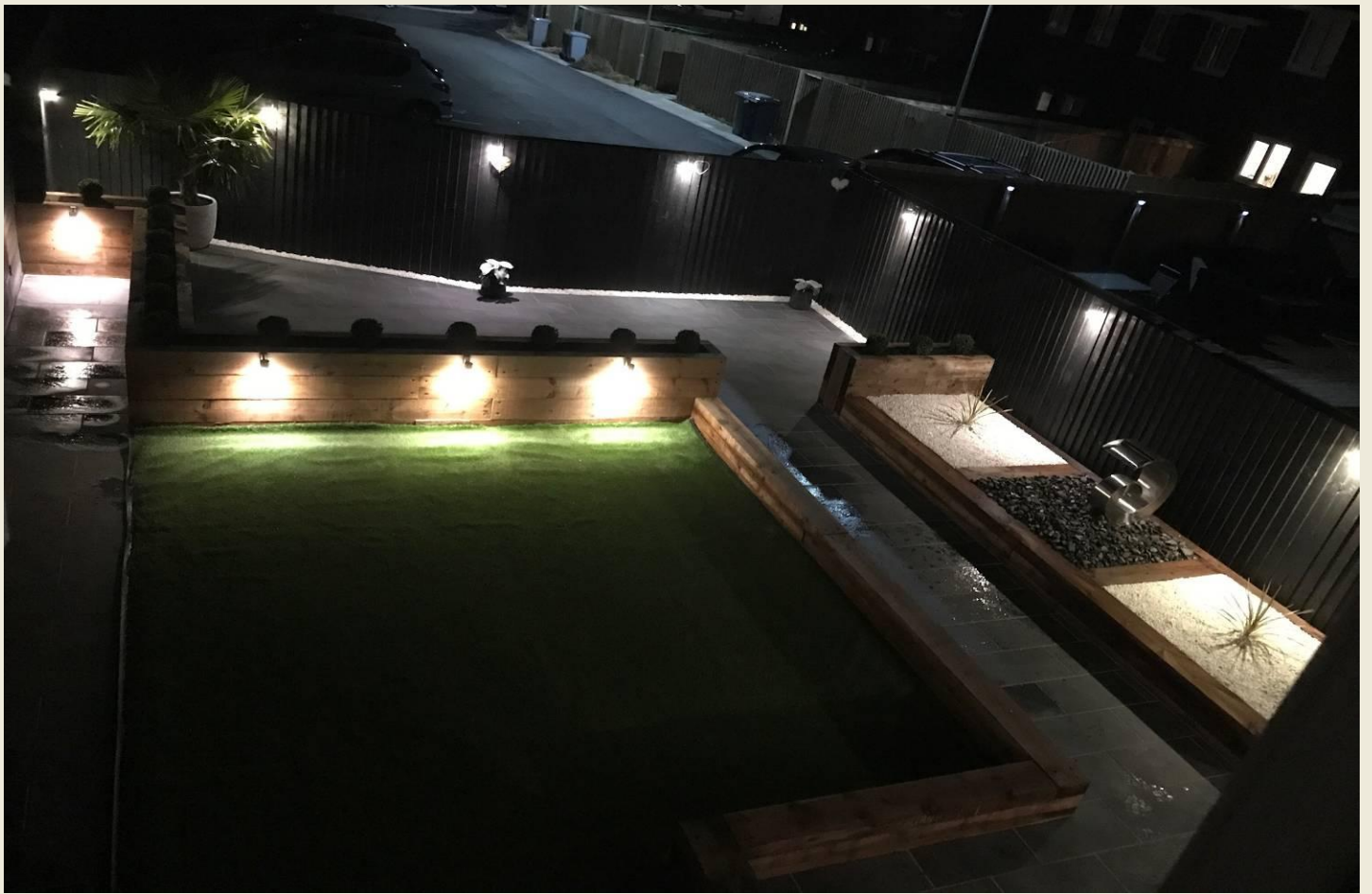
SALES PARTICULARS & PLAN/S

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