



4 CHATER DRIVE | NANTWICH | CHESHIRE | CW5 7GH | OIRO £459,950



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

4 Chater Drive, Nantwich, Cheshire, CW5 7GH

An immaculately presented Five Bedroom, Three Bathroom modern Executive Family Home by Wilcon Homes to the 'Wiseton' design.

Situated within a small cul de sac position on the edge of a popular established estate, close to both excellent primary & secondary school facilities (within walking distance).

Briefly comprising: Entrance Hall, remodelled Cloaks/WC, spacious Living Room 26'3" with fireplace, Dining Room, Kitchen Dining Family Room, Utility Room.

First Floor Galleried split level Landing, Master Bed One. Remodelled Ensuite Shower/Bath, remodelled Family Bathroom, Guest Bed Two, Ensuite Shower Room, Bedroom Three, Bedroom Four, Bedroom Five.

Integral Double Garage. Landscaped gardens to the front & rear.

UPVC Double Glazing & Gas central heating.

VIEWING IS HIGHLY RECOMMENDED





NANTWICH

DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School, turn left into Peter De Stapleigh way. Turn left into Hawksey Drive then turn next left into Chater Drive. No. 4 will be observed on the right hand side, just around the first corner.

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).

(Other excellent schools are also located within the town).

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





HEADING

THE ACCOMMODATION:

With approximate dimensions comprises;

ENTRANCE HALL

(Galleried landing overlooking) uPVC double glazed entrance door & side opening window, wood effect laminate floor, radiator, uplighter, telephone point, double opening panel glazed doors to three reception rooms.

CLOAKS/WC

Beautifully remodelled by the present owners and presented in a 'boutique hotel style'. Wash hand basin, WC, attractive floor, ambient lighting, radiator, part tiled walls, extractor fan, separate cloaks cupboard with hanging & shelving.





LIVING ROOM

26' 3" x 13' 10" max (8m x 4.22m) Contemporary styled fire surround with marble effect back & hearth & living flame coal effect gas fire insert, uPVC double glazed box bay window to front, two double panel radiators, ceiling coving, wood effect laminate flooring, uPVC double glazed full height double patio doors & side windows to rear elevation, TV & Sky cable points, two telephone points.



DINING ROOM

15' 3" x 11' 2" (4.65m x 3.4m) uPVC double glazed full height patio doors with side & return windows, together with opening lights, two double pane radiators, ceiling coving. Door to Kitchen area.



KITCHEN BREAKFAST ROOM

15' 5" x 15' 6" max (4.7m x 4.72m) Comprehensively equipped with modern fitted units to three elevations comprising extensive work surfaces, having numerous cupboards & drawers beneath wall mounted storage cupboards, display shelving & cabinets. Central preparation unit with cupboards, wine rack/shelves, drawers & under counter appliances, inset 1.5 bowl single drainer sink unit with mixer tap.

FITTED APPLIANCES include:-

'Leisure 110' range cooker with 4 ring gas hob, hot plate & electric grill, 2 ovens & grill.

'Whirlpool' integrated refrigerator & freezer sections.

'Leisure' canopy hood.

Part tiled walls, ceramic tile floor, space for breakfast table, two radiators, full height uPVC double glazed patio doors, side & return windows with opening lights, ceiling spotlights, TV & FM point.



UTILITY ROOM

8' 10" x 6' 5" (2.69m x 1.96m) Work surfaces with inset stainless steel single drainer sink unit, cupboards & drawer storage, under counter appliance spaces, (& plumbing for washing machine), ceramic tile floor, uPVC double glazed exterior door, radiator, part tiled walls.



MASTER BEDROOM ONE

FIRST FLOOR

GALLERIED SPLIT LEVEL LANDING

20' 6" (6.25m) length. Access to loft, radiator, deep airing cupboard with 'Megaflo' cylinder & shelving



MASTER BEDROOM ONE

16' 11" x 11' 4" (5.16m x 3.45m) uPvc double glazed window, two radiators, corridor built in wardrobe set with 'his & hers' wardrobes, having hanging & shelving provision with five doors, TV & telephone points.

LUXURY ENSUITE BATH/SHOWER ROOM (L SHAPED)

10' 6" x 7' 9" max (3.2m x 2.36m) A stunning remodelled 'Boutique Hotel Style' Modern suite, comprising panel bath with tiled surround, WC & wash hand basin. Ceramic tile floor, radiator, uPVC double glazed window, part tiled walls, shaver socket, extractor fan, large walk in screen door enclosed & tiled cubicle with mains overhead shower.





MASTER BEDROOM ONE (ABOVE)

LUXURY ENSUITE BATH/SHOWER ROOM (BELOW)





FAMILY BATHROOM

FAMILY BATHROOM

A beautifully appointed modern suite comprising panel bath with tiled surround and shower head over, WC & wash hand basin. uPVC double glazed window, ceramic tile floor, stunning tiled walls, radiator, shaver socket, extractor fan.

GUEST BEDROOM TWO

13' 2" x 9' 11" (4.01m x 3.02m) Double panel radiator, built in triple wardrobe section with hanging & shelving, TV point, two uPVC double glazed windows. Door to the Ensuite.





BEDROOM FIVE

ENSUITE SHOWER ROOM

Double screen door enclosed & tiled cubicle with thermostatic shower, pedestal wash hand basin, close coupled W/C, radiator, uPVC double glazed window, cushion floor covering, extractor fan, shaver socket, tiled storage platform.



BEDROOM THREE

8' 11" x 11' 9" (2.72m x 3.58m) Built in twin set double wardrobes, two uPVC double glazed windows, two radiators, TV & FM point socket.

BEDROOM FOUR

13' 3" x 9' 0" (4.04m x 2.74m) Telephone point (2nd line-not connected), TV & FM points, radiator, uPVC double glazed window.



BEDROOM FIVE

10' 0" x 7' 9" (3.05m x 2.36m) uPVC double glazed window, radiator, telephone, TV & FM points.



REAR GARDEN

EXTERIOR

(See attached plan edged red).

Attractive brick paviour double width front driveway extensive off road parking. Pathway leading to the front entrance.

Integral Double Garage: 17'4" x 16'10" with twin up & over doors, power & light, side uPVC double glazed door.

'Worcester' gas fired combination boiler.

Side access pathway with timber side gate continues the pathway to the side & rear.

The rear garden is of a good size and is particularly pet & child friendly, being fully enclosed with an ample lawn, well stocked borders.

Attractive specimen willow tree & mature hedging. Numerous shrubs & specimen trees.

Exterior lantern lights. patio and beautifully landscaped rear gardens.

Patio area.

Sensor security lighting, cold water tap, external power point & cold water tap. Bark chippings to 'child play area' to corner of garden being in an ideal spot.

EPC RATING: C

COUNCIL TAX BAND: G

SERVICES

All mains water, gas, electricity & drainage services 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

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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.



REAR GARDEN

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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.



MASTER BEDROOM ONE DRESSING ROOM (ABOVE)

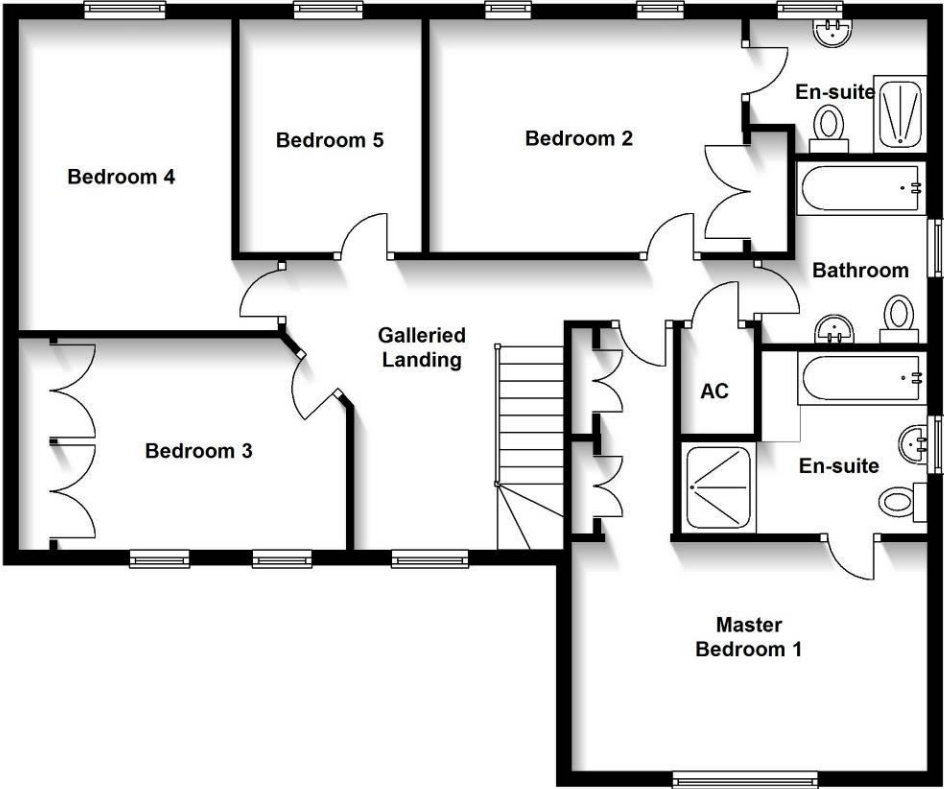
MASTER BEDROOM ONE (BELOW)



Ground Floor



First Floor





Wright Marshall
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