



44 DIG LANE | WYBUNBURY | NANTWICH | CHESHIRE | CW5 7EY | OIRO £277,000



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

# 44 Dig Lane, Wybunbury, Nantwich, Cheshire, CW5 7EY

'Chic, elegant & stylish with an abundance of natural light throughout, and a sophisticated blend of character & contemporary elements'.

An exceptional Two Double Bedroom substantial Semi Detached True Bungalow nestled within a popular established village location with outstanding views over adjoining fields to the rear. Great care has been taken to create a versatile & light home, whilst retaining the original character of the property yet blending stunning contemporary elements. The wonderful property boasts great appeal throughout, particularly within the Kitchen Diner with its part vaulted ceiling & French doors leading straight into the extensive rear garden. Featuring chic ambient external lighting, practical internal flooring throughout & integrated kitchen appliances, the beautiful & unique village bungalow is more than just a bungalow, it is a chance to enjoy an elegant home amidst a fantastic location, which is sure to appeal to a wide range of prospective purchasers. Briefly comprising; Open Porch with ambient side lighting, Entrance Hall, Living Room with large bay window to front & feature fireplace, Kitchen Diner with moveable island unit & appliances and a wonderful open garden outlook to rear, Bathroom, Bedroom One, Bedroom Two.

Lawned front garden & extensive gravel driveway and turning area. Detached brick built single garage with up & over door. Large mature rear garden with numerous established shrubs, plants, trees & evergreens all of which adjoin open fields to the rear which is certainly a beautiful backdrop.

Viewing is highly recommended to appreciate the sophisticated village residence.

UPVC D.G. & Gas central heating.

**NO CHAIN**





WYBUNBURY

#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street proceeding ahead at the mini roundabout. At the 'Churches Mansion' take the 2nd exit onto London Road (A51 South), proceeding over the level crossing through the traffic lights to the 'Cheerbrook' roundabout. Take the 4th (last) exit signed Shavington, and continue along Newcastle Road through Blakelow. Turn right into Dig Lane and the property will be observed on the right hand side.

#### WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment. SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk

Pre-School, direct dial mobile tel no. 07890 906250, email:

[wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)

#### 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.

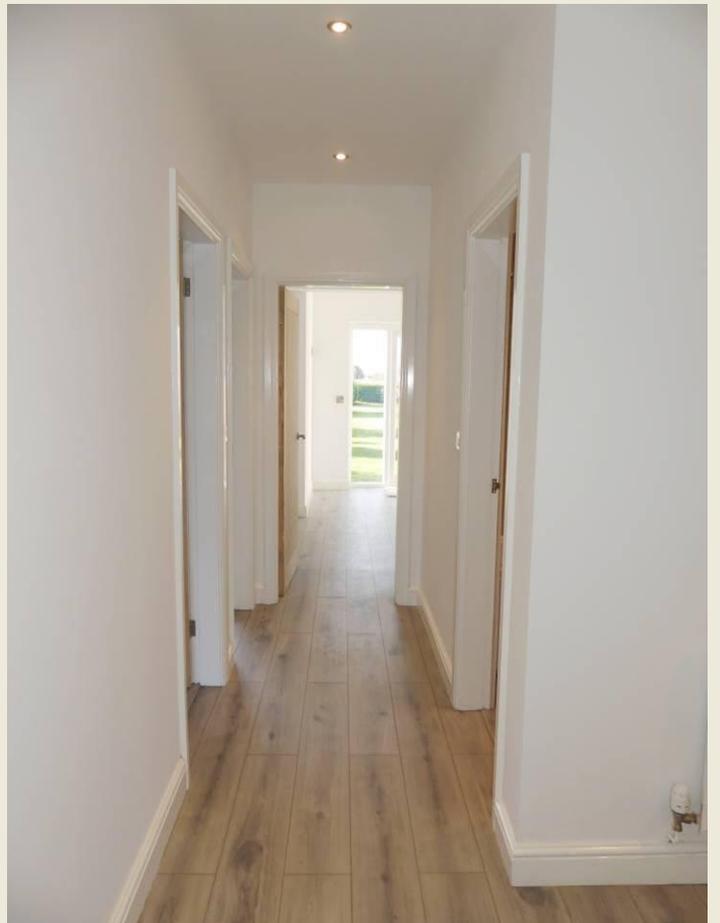
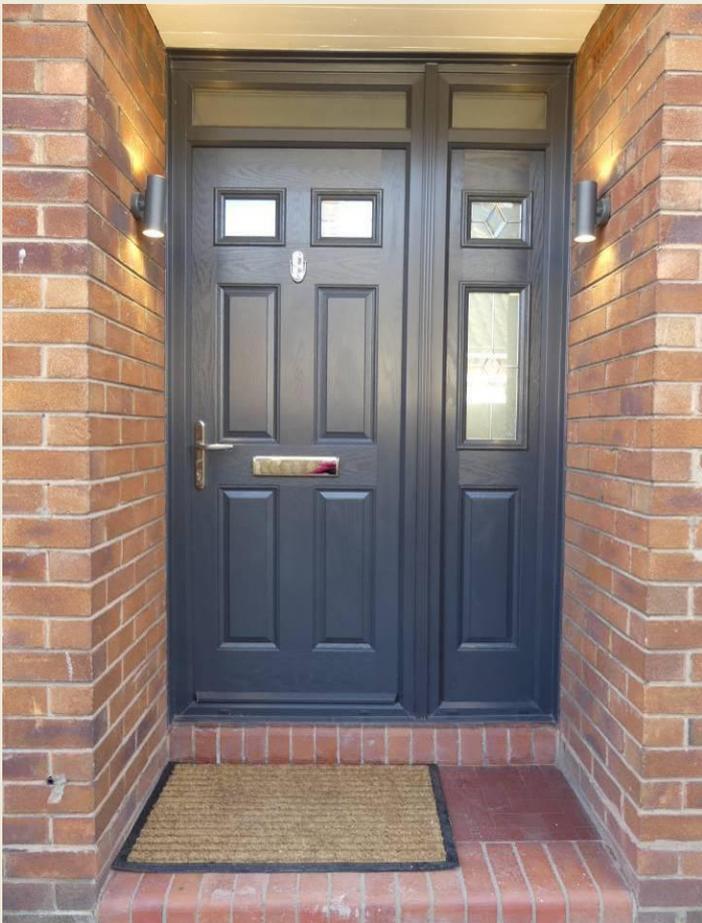
#### AGENTS NOTE:-

Rarely does a property come to market having been so successful in its renovation & refurbishment, particularly in such a wonderful village location, which is why this stunning chic property deserves the most prompt attention.

The property although extended & superbly proportioned throughout, also boasts planning permission to further extend the property at the rear. Further details are available upon request.

#### THE ACCOMMODATION:-

With approximate dimensions comprises;





#### OPEN PORCH

Original tile steps rising to the stunning dark grey coloured pvc entrance door with glazed feature panes & glazing to side. Chrome lighting to sides.

#### ENTRANCE HALL

(L Shaped). Various recessed spotlights, highly attractive grey oak effect floor.

#### LIVING ROOM

11' 10" x 11' 7" (3.61m x 3.53m) An excellent light room which features ceiling light point, large uPVC double glazed bay window to the front elevation, hearth with electric stove & inset wall mounted timber mantle, small uPVC double glazed window to side, wall mounted TV point, grey oak effect floor.









#### KITCHEN DINER

16' 5" max x 11' 1" (5m x 3.38m) An outstanding, stylish, elegant & contemporary dining kitchen.

Comprehensively well equipped with a beautiful range of 'Dove Grey' coloured wall, base & deep drawer soft close units to two elevations with stunning 'White Mirror' work surface & under mounted ceramic 1.5 bowl sink unit with central chrome mixer taps. UPVC Double glazed box bay window to side, beautiful part tiled walls, continuation of the attractive flooring ceiling spotlights.

Chic & moveable island unit with 'Slate Grey' coloured base units & 'White Mirror' work surface.

Rear extension with fantastic part vaulted ceiling with recessed ceiling spot lights, uPVC double glazed French doors to the rear with anti slip treated steps leading to the garden, wall mounted TV point.

**INTEGRATED APPLIANCES INCLUDE:** Electric eye level oven/grill, four ring induction hob with extractor over & additional microwave oven, fridge freezer, dishwasher & washer dryer.





## LIVING ROOM



## BEDROOM ONE

12' 0" x 10' 11" (3.66m x 3.33m) An excellent size room boasting an abundance of natural light through the large uPVC double glazed window to the rear elevation with a spectacular view, ceiling light point, radiator, wall mounted TV point, continuation of the highly attractive flooring.

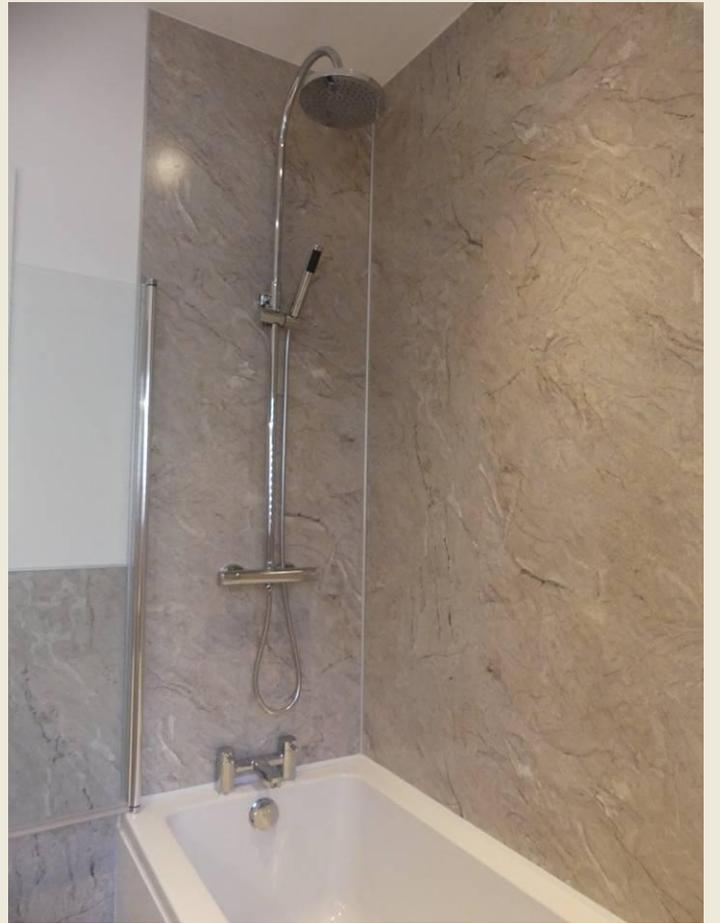
## BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) Boasting a delightful front aspect, ceiling light point, radiator, wall mounted TV point, large uPVC double glazed window to the rear.

## BATHROOM

Beautifully appointed with a panel bath fitted with a glass screen & glass screen and mains shower with both large overhead shower and separate hand held shower attachment. Low level WC, wash hand basin with vanity unit beneath & mixer tap, highly attractive marble effect low maintenance wall covering, ceramic tile floor, uPVC double glazed window to the side elevation, 2 wall light points, recessed ceiling spotlights. Built in cupboard.







BEDROOMS ONE & TWO







#### EXTERIOR

(See plan edged red). The property is approached over an extensive & enlarged golden coloured gravel driveway with turning area providing ample off road parking for several vehicles.

There are various external lights creating a particularly attractive & ambient atmosphere. **DETACHED BRICK BUILT SINGLE GARAGE** with up & over door, and personal door to side. Lawned front garden with attractive hedge to front boundary. Extensive rear lawned garden with deep well stocked borders, architectural planting, evergreens and various well established shaped shrubs and trees. The rear garden is utterly delightful & provides a superb space to relax and entertain, with the benefit of adjoining open fields beyond the evergreen boundary hedge.

**EPC RATING: D**

**COUNCIL TAX BAND: C**

#### SERVICES

All mains gas, water, 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 & PLANS

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 & completion 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 SERVICES

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

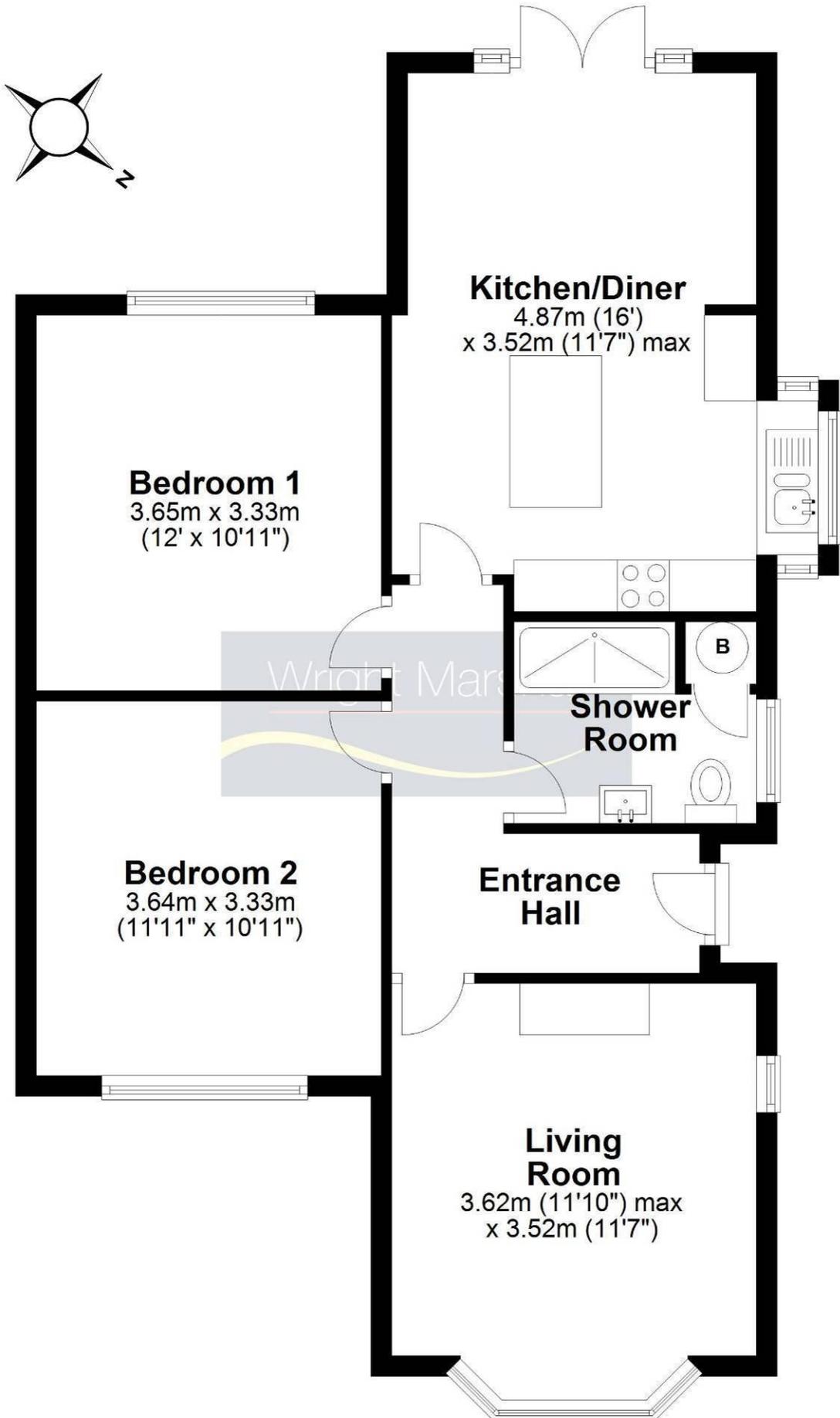
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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



# Floor Plan

Approx. 70.5 sq. metres (759.0 sq. feet)





**Promap**  
LANDMARK INFORMATION GROUP

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