Claude Monet was inspired by the beautiful Waterlily garden he created at Giverny. At James Du Pavey, we are equally enthusiastic about the fantastic new property we have for sale at Waterlily Grove. And the best part is, you don't even need to pick up a paint brush! Just pick up the phone and call to view! 3 Waterlily Grove offers a fantastic modern 3 storey town house located on the desirable new Stapeley Gardens development. The property comprises light and airy accommodation of generous proportions comprising entrance hall, lounge/dining room, fitted kitchen, cloakroom, landing, two first floor double bedrooms and family bathroom plus an impressive second floor master bedroom suite with bedroom en-suite shower room. Outside, there is attractive open lawned gardens and a landscaped enclosed garden to the rear. There is allocated parking for two cars and further visitor spaces.
ACCOMMODATION

Location
Located on an attractive cul-de-sac on the sought after new Stapeley Gardens development, this property is ideally located for those wanting a beautiful family home in a safe and secluded location, that is in close proximity to the historic market town of Nantwich with the added benefit of a family friendly pub and mini supermarket just a short stroll away. Ideal for families, the demand for property on the estate is largely due to the excellent school catchment. However, the property is also equally desirable for professionals, perfect for commuters with fast access to the A500 and M6 road network and also Crewe Railway Station with frequent fast services into London, Manchester, Birmingham and other major cities.

Ground Floor
Entrance Hall
Comprising front door with upvc double glazed window above, radiator, telephone point and stairs to first floor.

Cloakroom
Comprising corner pedestal wash hand basin with mixer tap, low level push button flush wc, radiator and extractor fan.

Breakfast Kitchen 10' 10'' x 8' 5'' (3.30m x 2.57m)
Comprising light wood effect fitted base and wall units, work surfaces with upstand, stainless steel sink unit and mixer tap, integral electric oven, four burner gas hob, chimney style cooker hood with lighting, plumbing for a washing machine and dishwasher and fridge/freezer, gas fired central heating boiler, radiator and upvc double glazed window to front elevation.

Open Plan Sitting/Dining Room 15' 6'' x 14' 9'' (4.73m x 4.49m)
A light and bright reception room of generous proportions lit by upvc double glazed French Doors opening out on to rear garden with upvc double glazed windows to either side. Having carpet, two radiators, tv aerial point, and under stairs storage cupboard.

First Floor
First Floor Landing
Having built-in storage cupboards and internal door through to further landing with upvc double glazed window to rear elevation and stairs to second floor.

Bedroom Two 12' 10'' x 8' 8'' (3.92m x 2.65m)
A double guest bedroom lit by upvc double glazed window to rear elevation. Having carpet, radiator, ceiling light and sockets.

Bedroom Three 12' 10'' x 8' 8'' (3.92m x 2.65m)
A double guest bedroom of generous proportions lit by upvc double glazed window to front elevation. Having carpet, radiator, ceiling light and sockets.

Family Bathroom 8' 6'' x 6' 2'' (2.59m x 1.89m)
A well presented modern white suite comprising panelled bath, separate shower cubicle, fully tiled, with mixer shower unit, pedestal wash hand basin with mixer tap, low level push button flush wc, upvc double glazed window to front elevation, tiled splash back and extractor fan, heated towel rail.

Second Floor
Master Bedroom 19' 2'' x 11' 3'' (5.83m x 3.43m)
A fabulous master bedroom suite offering spacious and light accommodation. Comprising fitted wardrobes, ample space for dressing area, two double radiators, carpet, two double glazed roof windows to rear aspect and further upvc double glazed window to front elevation, tv aerial point and access to loft space. Internal door through to:

En-suite Shower Room
Comprising large shower cubicle with mixer shower and glazed screen, pedestal wash hand basin and mixer tap, low level push button flush wc, heated towel rail and extractor fan.

James Du Pavey
INDEPENDENT ESTATE AGENTS
Outside
To the front of the property is attractive open lawned garden with paved path leading to the front door. To the rear of the property is an enclosed low maintenance landscaped rear garden. The garden is mainly paved with plenty of space for patio furniture and potted plants with an area of laid lawn. There is an outside tap plus custom built timber workshop/shed with power and lighting connected, providing a useful additional space. There is a recess area for bin storage and a rear access gate leading to the car park. There are two allocated parking spaces.

Leasehold
We are informed the property is available For Sale, Leasehold with 153 years remaining on the lease. Ground rent is payable at a sum of approximately £225 per annum.

Directions
From Nantwich office leave Pillory Street and continue onto Hospital Street. At the mini roundabout take the first exit and continue on hospital Street. At the roundabout take the second exit onto London Road. Pass over the railway crossing and at the traffic lights turn right onto Elwood Way signed A51 Stone. At the next set of traffic lights turn left onto A51 and then immediately right onto Stapeley Gardens, Winterberry Way. Take the first right hand turn onto Waterlily Grove and follow the road round. No 3 is located on the left hand side.

Viewing
If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents’ Notes
Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Independent Mortgage Advice
Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating
- Very energy efficient - lower running costs
- Very energy inefficient - higher running costs

Environmental Impact (CO₂) Rating
- Very environmentally friendly - lower CO₂ emissions
- Very environmentally inefficient - higher CO₂ emissions

James Du Pavey
INDEPENDENT ESTATE AGENTS
52 Pilory Street
Nantwich
Cheshire
CW5 5RG
t: 01270 445678
e: nantwich@jamesdupavey.co.uk