



2 Crown Green Court, Waterlode, Nantwich CW5 5XQ

CHESHIRE
LAMONT

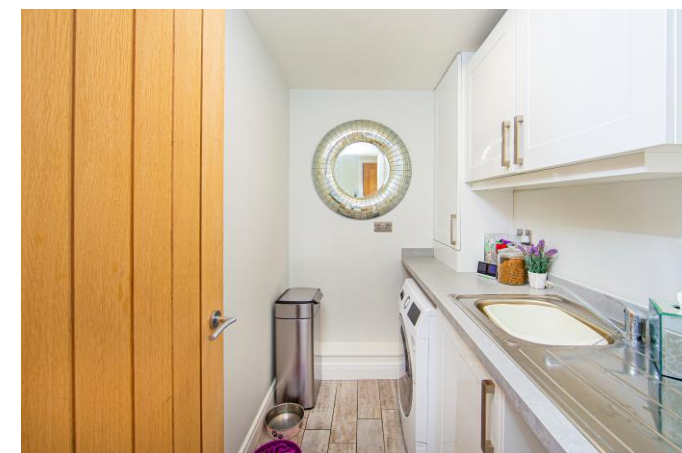


A simply stunning and superbly situated Georgian style townhouse within historic Nantwich town centre overlooking the River Weaver and Mill Island affording outstanding, chic and contemporary accommodation of exceptional appeal arrayed over three floors and standing in a prestigious and select position amongst just seven superior residences. NO CHAIN for early completion.

- A simply stunning modern Georgian style three storey townhouse
- Standing in a highly prominent position within the heart of historic Nantwich
- Affording attractive aspects and surroundings overlooking Mill Island and The River Weaver
- Delightfully presented and appointed throughout to an exceptional standard
- Providing versatile contemporary styled accommodation arrayed over three floors
- Ground floor lounge, fully appointed open plan family dining kitchen with bi-folding doors to landscaped courtyard, laundry room, cloakroom
- First floor living room/bedroom, master bedroom with luxurious open plan en suite
- Two second floor bedrooms, shower room
- Two allocated parking spaces and attractive enclosed rear courtyard garden
- NO CHAIN for early completion

Agents Remarks

This stunning period style townhouse was sympathetically constructed in recent years to an exacting specification and great care was taken to incorporate a building style that compliments the surrounding properties and its proximity to the historic town centre. Set back from Waterlode, the property is prominently situated upon a small select courtyard setting with a private walled paved patio courtyard garden to the rear. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure



facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A handsome high quality composite double glazed period style panelled door leads to:

Lounge 13' 5" x 16' 2" (4.09m x 4.94m)

Gloriously appointed with attractive limed Oak plank effect tiled flooring, recessed ceiling lighting, uPVC sectional double glazed sash window to front elevation incorporating fitted plantation shutters, contemporary style fireplace with recessed TV position over and an Oak panelled door leads to:

Inner Hallway

With staircase ascending to first floor with half landing and fully mirrored wall, Oak panelled door to deep under stairs cupboards and an Oak panelled door leads to:

Cloakroom

With vanity wash basin upon tiled plinth with shower stand tap to side, WC, tiled mirror wall, recessed ceiling lighting and Oak plank effect flooring.

From the Inner Hallway an Oak panelled door leads to:

Dining Kitchen 15' 9" max x 16' 2" (4.81m max x 4.94m)

Gloriously appointed with a partially vaulted and double glazed ceiling to rear elevation incorporating four panel bi-folding doors to enclosed private landscaped rear garden. The kitchen area is sumptuously appointed with a delightful range of contemporary style units comprising cupboards and drawers, integrated wine fridge, integrated double electric oven and microwave, four ring induction hob upon a central freestanding island with dining counter area incorporating cupboards and drawers beneath, integrated dishwasher, integrated fridge and freezer, panelled door to deep cupboard, recessed ceiling lighting, a contemporary ceiling hung Scandi bio fuel heater and a panelled door leads to:



Utility Room 5' 0" x 7' 7" (1.53m x 2.32m)

With two wall mounted cupboards, base units incorporating single drainer sink unit with mixer tap, plumbing for washing machine and a wall mounted cupboard incorporating a gas fired central heating boiler.

First Floor Landing

With a spindled staircase ascending to second floor with half landing, recessed ceiling lighting and a panelled door leads to:

First Floor Living Room/Bedroom 13' 5" x 16' 2" (4.09m x 4.94m)

Beautifully appointed with outstanding aspects over the River Weaver and parkland beyond via two uPVC sectional double glazed sash windows incorporating fitted plantation shutters, contemporary column radiator, recessed ceiling lighting and luxurious fitted carpet.

From the landing a panelled door leads to:

Principal Bedroom 11' 0" x 10' 11" (3.35m x 3.33m)

A glorious master bedroom suite with twin uPVC sectional double glazed sash windows to rear elevation, large contemporary radiator, recessed ceiling lighting and open plan aspects to:

Luxurious En Suite Bathroom

A freestanding eggshell bath with separate central freestanding shower and bath tap to side, walk in tiled wet floor shower enclosure with full height glazed screen, illuminated shelving niche and overhead rainfall shower, vanity wash basin with drawers beneath and wall mounted tap, WC, contemporary towel radiator, porcelain tiled flooring, illuminated wall mounted mirror, fully tiled walls and recessed ceiling lighting.

Second Floor Landing

With chrome column radiator and a panelled door leads to:

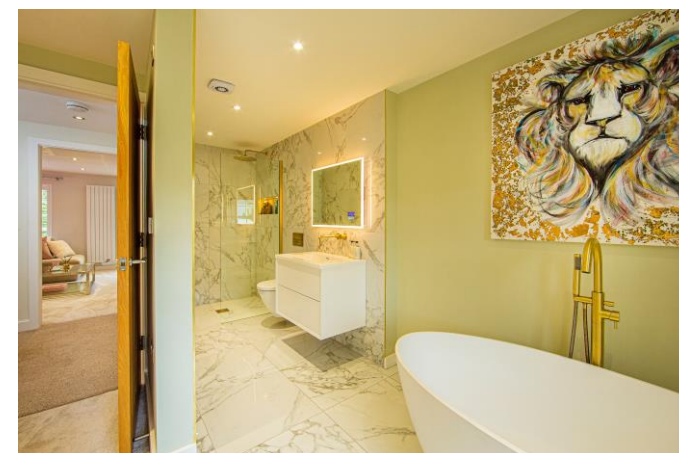
Bedroom Two 10' 10" x 16' 2" (3.29m x 4.94m)

With uPVC sectional double glazed eaves window to front elevation incorporating fitted Venetian blind providing fine aspects over parkland and River Weaver, dressing area with full height fitted wardrobes incorporating shelving and fitted shoe shelving.

Bedroom Three 9' 2" x 16' 2" (2.80m x 4.94m)

With uPVC sectional double glazed eaves window to rear elevation, two Velux windows to either side, contemporary chrome wall mounted column radiator and fitted wardrobes with railing, shelving and fitted shoe shelving.

From the Landing a panelled door leads to:



Shower Room

With a fully tiled curved corner fitted shower enclosure incorporating full height curved screen doors and overhead shower, WC, half tiled walls, chrome towel radiator, tiled flooring and recessed ceiling lighting.

Externally

The property benefits from attractive aspects to the front and benefits further from a delightful enclosed walled landscaped courtyard garden to the rear with Indian stone paving and high wooden fencing. Side access leads to the front.

Tenure

Freehold - subject to a small fee to maintain the integrity of the communal outside areas within the courtyard.

Services

Underfloor heating to ground floor and master bedroom. All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

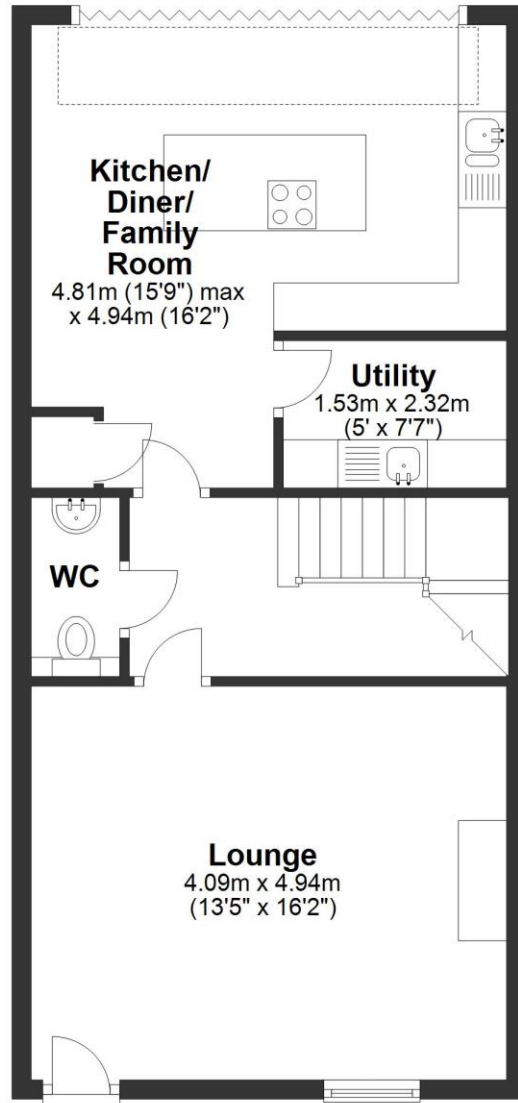
From our Nantwich office proceed to the mini roundabout and turn right. Follow the road past Morrisons and straight over the roundabout onto Waterlode. Crown Green Court is located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

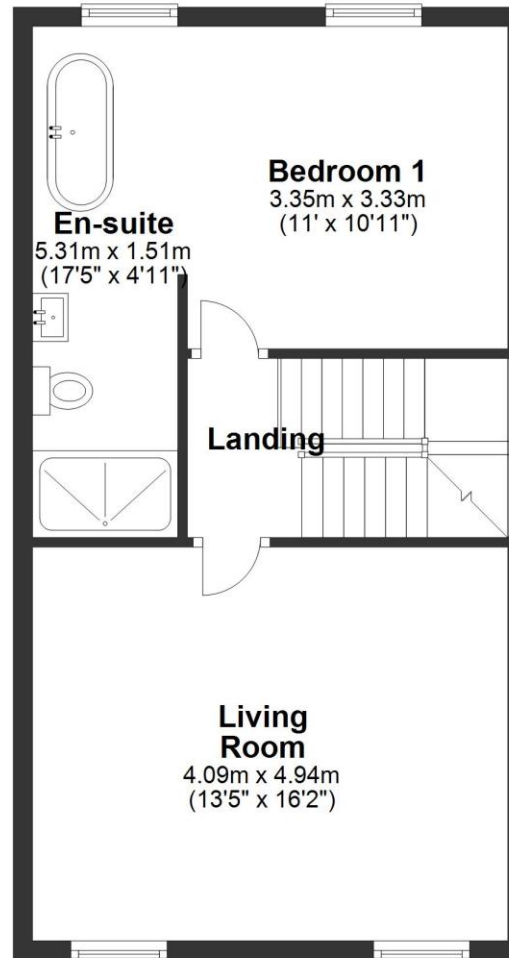
Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



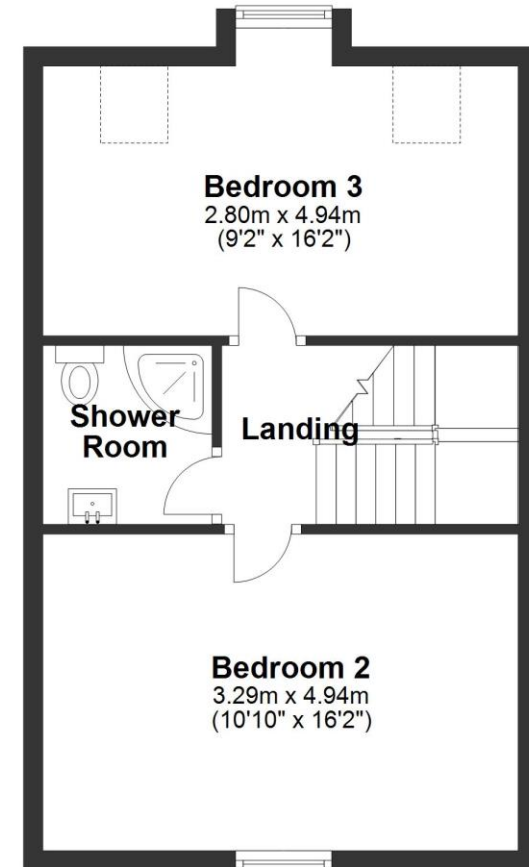
First Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



Second Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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