



1 Basset Close, Willaston CW5 6RJ

CHESHIRE
LAMONT



An impeccably enhanced and appointed four bedroom modern detached superior family home affording a superb range of attractive features, standing in a corner position behind railed and walled gardens within a fine location upon a premium estate within Willaston village. Detached double garage and double width driveway. Available for early inspection.

- A superbly appointed superior modern detached family home
- Upon a small select estate within Willaston village, originally built by Redrow Homes
- In a corner position with attractive railed front garden and south west facing walled rear garden
- Double width driveway and double garage
- Delightfully enhanced with Karndean flooring, new kitchen and upgraded bathroom and en-suite
- Lounge, separate dining room, utility room and Clearview conservatory
- Four double bedrooms, two with fitted wardrobes
- Appointed throughout to a very high standard
- In a fine tranquil position nearby to local facilities within the village and nearby to historic Nantwich
- Viewing highly recommended

Agents Remarks

This superior house was constructed by renowned builders Redrow Homes and the estate subsequently has matured into one of the most sought after positions within the area. The house has been consistently improved and benefits from a lovely surrounding aspects and gardens.

Willaston provides excellent primary schooling, shops and facilities that cater for day-to-day requirements and is a short distance away from Nantwich. The village enjoys a very popular social club and hosts the renowned annual worm charming event.

Nearby 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. 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 hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A paved path leads from the Close through ornate railed front gardens incorporating lawned garden areas within neat borders and continues to a tiled pitched canopy porch with a uPVC double glazed composite door allowing access to:

Reception Hall

Beautifully appointed with a staircase ascending to first floor, oak effect Karndean flooring, door to built-in cloaks cupboard, radiator, dado rail, coved ceiling and a door leads to:

Cloakroom

With vanity wash basin incorporating cupboards beneath and shelving to side, WC, towel radiator, uPVC double glazed porthole window to front elevation, recessed ceiling lighting and tiled flooring.

From the Reception Hall a door leads to:

Open Plan Dining Kitchen 14' 6" max x 14' 6" (4.41m max x 4.43m)

Superbly appointed with a stunning range of high quality base and wall mounted units, attractive quartz working surfaces, quartz upstands and window sills, built-in double electric oven, induction hob with filter canopy over, underslung sink with mixer tap and boiling tap, integrated dishwasher, integrated fridge and freezer, Karndean flooring, two uPVC double glazed windows overlooking rear gardens, contemporary column radiator, recessed ceiling lighting, door to deep under stairs cupboard and a door leads to:

Utility Room

With two wall mounted cupboards, radiator, base unit incorporating single drainer sink unit with mixer tap, plumbing for



washing machine, space for tumble drier, wall mounted gas fired central heating boiler, Karndean flooring and uPVC double glazed door to outside.

From the Kitchen a door leads to:

Dining Room 10' 8" x 10' 1" (3.25m x 3.07m)

With Karndean flooring, radiator, coved ceiling and uPVC sliding patio door to:

Conservatory 9' 7" max x 10' 1" (2.93m max x 3.07m)

With clear glazed roof, uPVC double glazed windows, uPVC double glazed doors to south west facing gardens, tiled flooring and pelmet lighting.

From the Reception Hall a door leads to:

Lounge 17' 2" x 10' 8" (5.23m x 3.26m)

With a uPVC double glazed window to front elevation, radiator, Karndean flooring and an attractive central fireplace within surround incorporating a living flame gas fire upon marble hearth.

First Floor Landing

With access to loft, coved ceiling, dado rail, door to airing cupboard, radiator and a door leads to:

Master Bedroom 15' 8" max x 11' 9" max (4.77m max x 3.58m max)

With a uPVC double glazed window to front elevation providing lovely aspects, fitted wardrobes incorporating railing and shelving, radiator, coved ceiling and a door leads to:

En-Suite Shower Room

With shower cubicle, vanity wash basin incorporating cupboards beneath, WC, uPVC double glazed window, tiled walls, tiled flooring, recessed ceiling lighting and towel radiator.

From the Landing a door leads to:

Bedroom Two 12' 2" x 12' 7" max (3.72m x 3.84m max)

With a uPVC double glazed window to front elevation, radiator, coved ceiling and fitted wardrobes incorporating railing and shelving.

From the Landing a door leads to:

Bathroom

Beautifully appointed with a curved panel bath incorporating shower over, WC, tiled wall, tiled flooring, vanity wash basin



incorporating cupboards beneath, uPVC double glazed window, recessed ceiling lighting and towel radiator.

From the Landing a door leads to:

Bedroom Three 11' 3" x 9' 8" max (3.44m x 2.94m max)

With a uPVC double glazed window to rear elevation, coved ceiling and radiator.

From the Landing a door leads to:

Bedroom Four 7' 9" x 8' 9" (2.37m x 2.66m)

With a uPVC double glazed window to rear elevation, radiator and coved ceiling.

Externally

The property benefits from attractive walled south west facing aspects to the rear with a lawned garden area, extensive patio, neat flower beds and borders, timber garden shed and a personal door leads to:

Double Garage 17' 1" x 17' 0" (5.21m x 5.17m)

With a remote controlled roller door to front, window to side, personal door to side, light and power.

Tenure

Freehold.

Services

All main services are connected (not tested by Cheshire Lamont).

Viewings

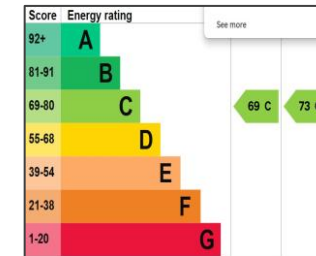
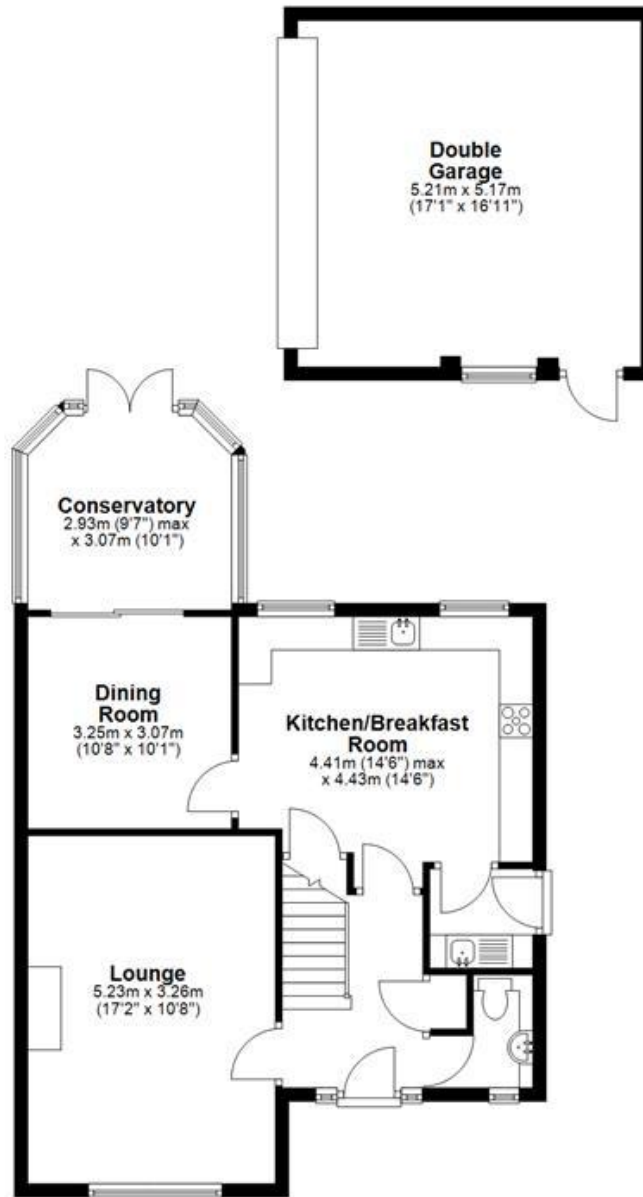
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Crewe Road towards Crewe. After passing over the roundabout at Willaston continue for 400 yards and turn right into Coppice Road. Proceed to the end, turn left onto Wistaston Road and left at the mini roundabout onto John Gresty Road. Take the second right turning where the property is located.



Ground Floor



First Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
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