



9 Abbotsbury Close, Wistaston CW2 6XD

CHESHIRE  
LAMONT

Situated in the corner of a tranquil Close, a modern four bedroom detached family home affording some further potential with double garaging, large garden room/conservatory within a highly sought after location on a popular Estate in Wistaston. Reception Hall, lounge, open plan kitchen with family/dining room, laundry room and cloakroom. First floor landing, master bedroom with en suite, three further bedrooms and a family bathroom. NO CHAIN, early completion available.

- Upon a very highly regarded residential Estate
- Situated in the corner of a tranquil Close with gardens to the side and rear
- A spacious four bedroom detached family home
- Affording some further potential and available for early completion with NO CHAIN
- Four bedrooms, en suite, family bathroom
- Reception Hall, lounge, open plan kitchen with family/dining room, laundry room, cloakroom
- Large uPVC garden room/conservatory
- Attached double garage, large driveway
- In a sought after position with excellent potential

#### Agents Remarks

This detached family home enjoys a pleasant position on a popular Estate which benefits from attractive surroundings and is situated nearby to pedestrian paths leading to a large Green area. Wistaston provides facilities nearby that cater for day to day requirements and is conveniently situated for both Crewe town centre and its railway station and nearby Nantwich. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

#### Property Details

A long tarmac entrance drive leads through an attractive driveway approach to a double width parking area to the front of an attached double garage. A paved path leads to a covered porch with raised quarry tiled step and a fan glazed sectional glazed door with full height side panels leads to:



### Reception Hall

With stairs ascending to first floor, under stairs cupboard, radiator and a door leads to:

### Cloakroom

With pedestal wash hand basin, WC, part tiled walls, radiator double glazed window and alarm control panel.

From the Reception Hall a panel door leads to:

### Lounge 23' 0" x 11' 2" (7.01m x 3.40m)

With box bay double glazed window to front elevation incorporating double radiator, living flame gas fire inset within fireplace surround and hearth (currently capped off), two wall light points, double radiator, sliding aluminium framed double glazed doors to rear patio area and coved ceiling.

From the Reception Hall a panel door leads to:

### Kitchen 10' 4" x 8' 8" (3.15m x 2.64m)

With a range of base and wall mounted units comprising cupboards and drawers, working surfaces incorporating four ring gas hob with filter canopy over, built in double electric oven, single drainer one and a half bowl sink unit with mixer tap, space for dishwasher, double glazed window overlooking side garden and an archway leads to:

### Family/Dining Room 18' 10" x 10' 3" (5.74m x 3.12m)

With radiator, coved ceiling, fitted dresser unit, wall unit and sliding double glazed doors lead to:

### P-Shaped Garden Room/Conservatory 18' 8" x 13' 7" (5.69m x 4.14m)

With double radiator, wall light points and double glazed double doors leading to enclosed rear garden.

From the Kitchen a door leads to:

### Laundry Room 7' 1" x 5' 2" (2.16m x 1.57m)

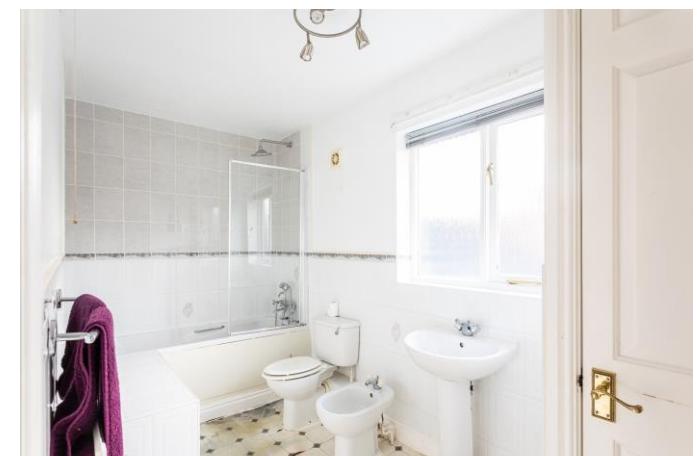
With base unit incorporating single drainer sink unit and mixer, plumbing for automatic washing machine, space for tumble drier, tiled floor and sectional door to outside.

### First Floor Landing

With access to loft.

### Bedroom One 13' 11" x 11' 11" (4.24m x 3.63m)

With double glazed window to rear elevation, radiator, two wall light points and a panel door leads to:



### En Suite Shower Room 6' 1" x 5' 11" (1.85m x 1.80m)

With shower cubicle, vanity wash hand basin with cupboards beneath, WC and chrome towel radiator.

### Bedroom Two 11' 0" x 9' 9" (3.35m x 2.97m)

With radiator and double glazed window to front elevation.

### Bedroom Three 11' 1" x 9' 1" (3.38m x 2.77m)

With radiator and double glazed window to rear elevation.

### Bedroom Four 8' 7" x 7' 5" (2.61m x 2.26m)

With radiator and double glazed window to rear elevation.

### Bathroom 13' 1" x 6' 0" (3.98m x 1.83m)

With panelled bath incorporating shower over, pedestal wash hand basin, WC, bidet, radiator, double glazed window, part tiled walls, expulsion fan and built in cupboard.

### Attached Double Garage 16' 5" x 16' 10" (5.00m x 5.13m)

With twin up and over doors, light, power and tap.

### Outside

The property is approached over an individual driveway from the corner of the Close and provides parking to the front with the driveway leading to an adjoining double garage with twin up and over doors. The gardens to the side and rear are bordered by high fencing and mature trees and the gardens benefit from a raised terrace area, further patio to side and lawn.

### Services

All main services are connected (not tested by Cheshire Lamont). Combination gas fired central heating boiler installed 2 years ago.

### Viewings

Strictly by appointment only via Cheshire Lamont.

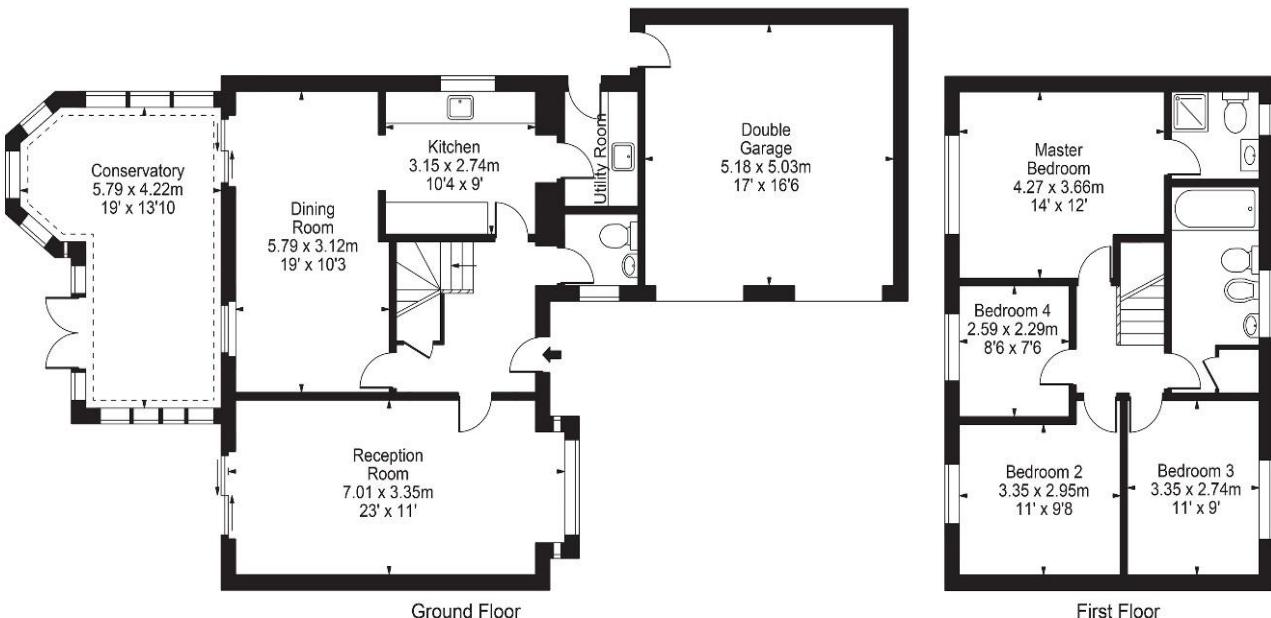
### Directions

Proceed out of Nantwich along Crewe Road and continue through the traffic lights at Wells Green towards Crewe. Turn right onto Laidon Avenue and third left onto Fuller Drive. Turn second left onto Millrace Drive and second right onto Abbotsbury Close where the property is situated in the corner.

## Abbotsbury Close, CW2

Approx. Total Internal Area 1866 Sq Ft - 173.36 Sq M  
(Including Double Garage)

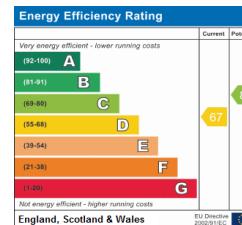
Approx. Gross Internal Area Of Double Garage 281 Sq Ft - 26.06 Sq M



Ground Floor

First Floor

This floorplan is for identification purposes only and is not intended to form part of any offer or contract. All measurements are approximate and should not be relied upon for fixtures or furnishings. measured according to RICS guidelines. Produced by www.propertyshots.co.uk



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