



“Greenbank”, Cock Lane, Broomhall, Near Nantwich CW5 8BY

CHESHIRE
LAMONT



A most impressive individual spacious modern detached superior residence in a fine position nearby to Nantwich affording superb design standing in attractive gardens and offering well presented accommodation with a wealth of appealing high quality features. Viewing highly recommended. NO CHAIN.

- A superbly appointed and presented individual detached family residence
- Providing delightful spacious accommodation incorporating a wealth of attractive features
- Incorporating excellent design, style and character
- Standing in delightful gardens extending to all side with detached double garage and extensive parking
- In a fine location with lovely surrounding aspects and views over fields
- Spacious and gracious reception hall, large lounge with multi fuel burner
- Large fully appointed open plan dining kitchen, utility room and boot room
- Separate dining room and study/bedroom five
- Master bedroom with built-in wardrobes and en-suite bathroom, three further double bedrooms all with built-in wardrobes and family bathroom
- Highly efficient acoustic glazing and accommodation overall to 2200 sqft
- No chain

Agents Remarks

Greenbank was constructed in 2004 to an exacting specification and standard and offers significant character and features incorporating great design and spacious accommodation of appeal. The property is situated in highly regarded rural location within Broomhall, 3 miles from Nantwich, surrounded by delightful open countryside and nearby to Sound Junior School. 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 and Crewe mainline Railway Station.

Property Details

An Indian stone patio area and path leads to a rebated porch with a high quality uPVC double glazed composite door with full height glazed side panels allowing access to:

Glorious Reception Hall

A stunning entrance to the property with a central staircase ascending to first floor galleried, high quality herringbone Amtico flooring, door to deep under stairs storage cupboard, coved ceiling and double doors lead to:

Lounge 23' 0" x 14' 0" (7.01m x 4.27m)

A wonderful spacious reception room with lovely aspects to the front to Marbury Hill via acoustic double glazed window, double glazed sliding patio door to rear patio area, central chimney breast incorporating a recessed limestone fireplace with Firefox multi-fuel stove upon granite hearth and radiators.

From the Reception Hall a door leads to:

Cloakroom

With wall mounted wash basin, WC, radiator and Amtico flooring.

From the Reception Hall a door leads to:

Office/Bedroom Five 11' 7" x 10' 9" (3.53m x 3.28m)

With acoustic double glazed windows to front and side elevations and radiator.

From the Reception Hall a double doors lead to:

Dining Room 11' 6" x 10' 8" (3.51m x 3.25m)

Beautifully appointed with double glazed doors to side garden and radiator.

From the Reception Hall a door leads to:

Dining Kitchen 16' 5" x 12' 1" (5.00m x 3.68m)

Wonderfully appointed with a superb range of high quality shaker style base and wall mounted units with under unit lighting, handmade chef's unit with butchers block top incorporating shelving and cupboards, granite working surfaces, underslung one and a half bowl sink unit with 100 degree boiling tap, Rangemaster



kitchen range with filter canopy over, integrated dishwasher, part panelled walling, acoustic double glazed windows to side and rear elevations, recessed ceiling lighting, tiled flooring and a door leads to:

Rear Hall

With a uPVC double glazed door to rear garden, tiled flooring, door to cloaks cupboard, radiator and a door leads to:

Utility Room

With an acoustic double glazed window to rear elevation, pressurised vented cylinder system, oil fired central heating boiler, base unit and plumbing for washing machine.

Stairs ascend to half landing with shelving niche, acoustic double glazed window and continues to:

First Floor Galleried Landing

With hinged access to large full height and part boarded loft incorporating retractable ladder, radiator and a door leads to:

Master Bedroom 16' 6" x 12' 10" (5.03m x 3.91m)

A lovely principal bedroom with an acoustic double glazed windows to side elevation enjoying countryside views, acoustic double glazed window overlooking rear gardens, radiator, built-in double wardrobe incorporating railing and shelving and a door leads to:

En-Suite Bathroom 10' 5" x 7' 4" (3.17m x 2.23m)

With a panelled bath incorporating central taps, walk-in shower enclosure, pedestal wash basin, WC, acoustic double glazed window, half height panelled walling, recessed ceiling lighting and chrome towel.

Bedroom Two 14' 6" x 13' 3" (4.42m x 4.04m)

With acoustic double glazed windows to front and side elevations providing lovely views, radiator and a built-in double wardrobe incorporating railing and shelving.

Bedroom Three 18' 0" max x 11' 4" (5.49m max x 3.45m)

With an acoustic double glazed window to front elevation enjoying views over farmland and countryside, radiator and built-in double wardrobe incorporating railing and shelving.

Bedroom Four 12' 1" x 11' 3" (3.68m x 3.43m)

With an acoustic double glazed window to rear elevation, radiator and built-in double wardrobe incorporating railing and shelving.



Family Bathroom 11' 4" x 7' 5" (3.45m x 2.26m)

With a panelled bath incorporating central taps, pedestal wash basin, WC, part panelled and tiled walling, dado rail, acoustic double glazed window to front elevation, recessed ceiling lighting, chrome towel radiator and attractive flooring.

Externally

The property benefits from a lovely corner position with established gardens extending to all sides with neat hedging and fencing, large lawned areas, paved patios and flower beds and borders. A driveway provides superb parking facilities and leads to a Cheshire brick-built detached double garage.

Detached Double Garage

With up and over door to front, high overhead storage provision, light, power, water, double glazed window and double glazed door to outside.

Tenure

Freehold.

Services

Oil fired central heating, mains water, electricity and sewerage (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich on the A530, signposted Whitchurch, and after passing Sound school on the right hand side, continue for 200 yards and turn left onto Cock Lane where the property can be located on the right hand side.

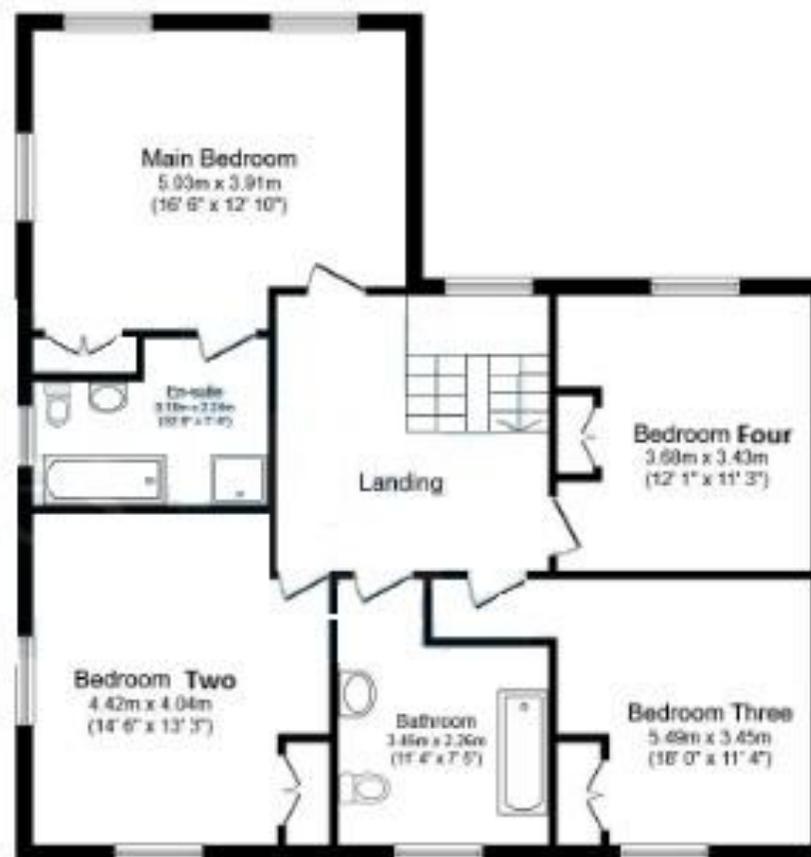


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 110.4 sq.m. (1,189 sq.ft.)



First Floor

Floor area 94.5 sq.m. (1,017 sq.ft.)



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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