



7 Stratton Road, Henhull, Nantwich CW5 6YP

CHESHIRE
LAMONT



A superbly situated and impeccably extended Redrow built bay fronted four bedroom detached family home in a fine position with South West facing rear gardens within walking distance of Nantwich town centre providing delightfully appointed and stylish accommodation with a stunning contemporary vaulted garden room extension. Double width driveway and garaging. Viewing highly recommended.

- A superb bay fronted Redrow built detached house
- In a fine position upon the Kingsbourne Estate, close to the town centre
- Benefiting from a stunning contemporary vaulted extension
- Delightfully appointed throughout to a very high standard
- Overlooking open space and with lovely South West facing gardens
- Lounge with bay window, cloakroom, laundry room and internal door to garage
- Wonderful fully appointed open plan living family dining kitchen
- Master bedroom with luxurious en-suite, three further bedrooms and family bathroom
- Double width block paved driveway and single integral garage
- Viewing highly recommended

Agents Remarks

This superb detached family home was constructed in recent years by renowned builders Redrow and offers impeccably appointed accommodation over two floors with delightful gardens, garaging and driveway. We highly recommended an early viewing. 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

The property stands in a fine position overlooking a public open space and a superb children's playground with maturing woodland areas and hedging. The house is set back behind a block paved roadway and a double width driveway leads to a single integral garage with a paved path leading to a covered porch with a high quality uPVC double glazed composite door allowing access to:

Reception Hall 13' 9" x 6' 3" (4.19m x 1.91m)

A delightful entrance to the property with an oak railed spindle staircase ascending to first, herringbone Amtico flooring, radiator, under stairs cupboard and a panel door leads to:

Lounge 17' 1" x 10' 7" (5.20m x 3.22m)

Attractively appointed with a uPVC double glazed bay window to front elevation and radiator.

From the Reception Hall a panel door leads to:

Open Plan Living Family Dining Kitchen

Kitchen and Dining Area 13' 6" max x 21' 1" (4.11m max x 6.42m)

Comprehensively equipped with a superb range of high quality base and wall mounted units, pantry cupboard with drawers beneath, attractive quartz working surfaces, splashback and upstands, built-in AEG double electric oven, four ring halogen hob with chimney filter canopy over, integrated dishwasher, integrated fridge and freezer, underslung single drainer one and a half bowl sink with mixer tap, recessed ceiling lighting, attractive grey oak effect tiled flooring, uPVC double glazed window overlooking rear garden radiator, panel door to garage and lovely aspects through to:

Superb Family/Living Area 10' 9" x 16' 10" (3.28m x 5.14m)

A recent professionally constructed extension of contemporary style with a sloping roof incorporating Clear View overhead



double glazed windows, uPVC double glazed doors with full height panels to either side, uPVC double glazed window to side, recessed lighting, attractive grey oak effect tiled flooring and radiator.

From the Dining Area a panel door leads to:

Utility/Laundry Room 7' 6" x 5' 9" (2.29m x 1.74m)

With base unit incorporating underslung sink with mixer tap, quartz working surface, plumbing for washing machine, radiator, recessed ceiling lighting, extractor, attractive grey oak effect tiled flooring and a panel door leads to:

Cloakroom

With WC, wall mounted wash basin, radiator, uPVC double glazed window and half tiled walls and attractive grey oak effect tiled flooring.

First Floor Landing

With access to loft, panel door to deep storage cupboard with shelving, panel door to large airing cupboard incorporating vented pressurised cylinder system, radiator and a panel door leads to:

Master Bedroom 17' 0" x 10' 7" (5.17m x 3.22m)

Delightfully appointed with a uPVC double glazed bay window to front elevation, radiator, mirror fronted double wardrobe incorporating railing and shelving and a panel door leads to:

Contemporary En-Suite Shower Room 6' 2" x 6' 3" (1.88m x 1.91m)

With a fully tiled recessed shower cubicle, WC, wall mounted wash basin, tiled flooring, half tiled walls, chrome towel radiator, recessed ceiling lighting and a uPVC double glazed window.

Bedroom Two 16' 9" x 9' 7" (5.10m x 2.93m)

With a uPVC double glazed window to front elevation providing lovely aspects over a green area and radiator.

Bedroom Three 14' 5" x 10' 7" (4.39m x 3.22m)

With a uPVC double glazed window to rear elevation overlooking gardens, radiator and half height panelled walling.

Bedroom Four 12' 8" x 9' 7" max (3.85m x 2.93m max)

With a uPVC double glazed window to rear elevation overlooking gardens and radiator.

Bathroom 6' 11" x 6' 3" (2.10m x 1.91m)

With a panelled bath incorporating shower over, WC, wall mounted wash basin, tiled flooring, part tiled walls, uPVC double glazed window and recessed ceiling lighting.



Externally

The property benefits from a most attractive position overlooking a maturing grassland area and from South West facing gardens to the rear. The house is fronted by a double width driveway leading to an integral garage with a pedestrian gate to the side allowing access to the rear. The delightful enclosed lawned rear gardens enjoy lovely aspects and surroundings with paved paths and a raised patio terrace, bordered and screened by an abundance of plants, trees and shrubs and wooden panel fencing.

Garage 19' 3" x 9' 7" (5.88m x 2.93m)

With up and over door to front, personal door to kitchen, wall mounted gas fired central heating boiler, light and power.

Tenure

Freehold subject to an estate charge (ask for details)

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

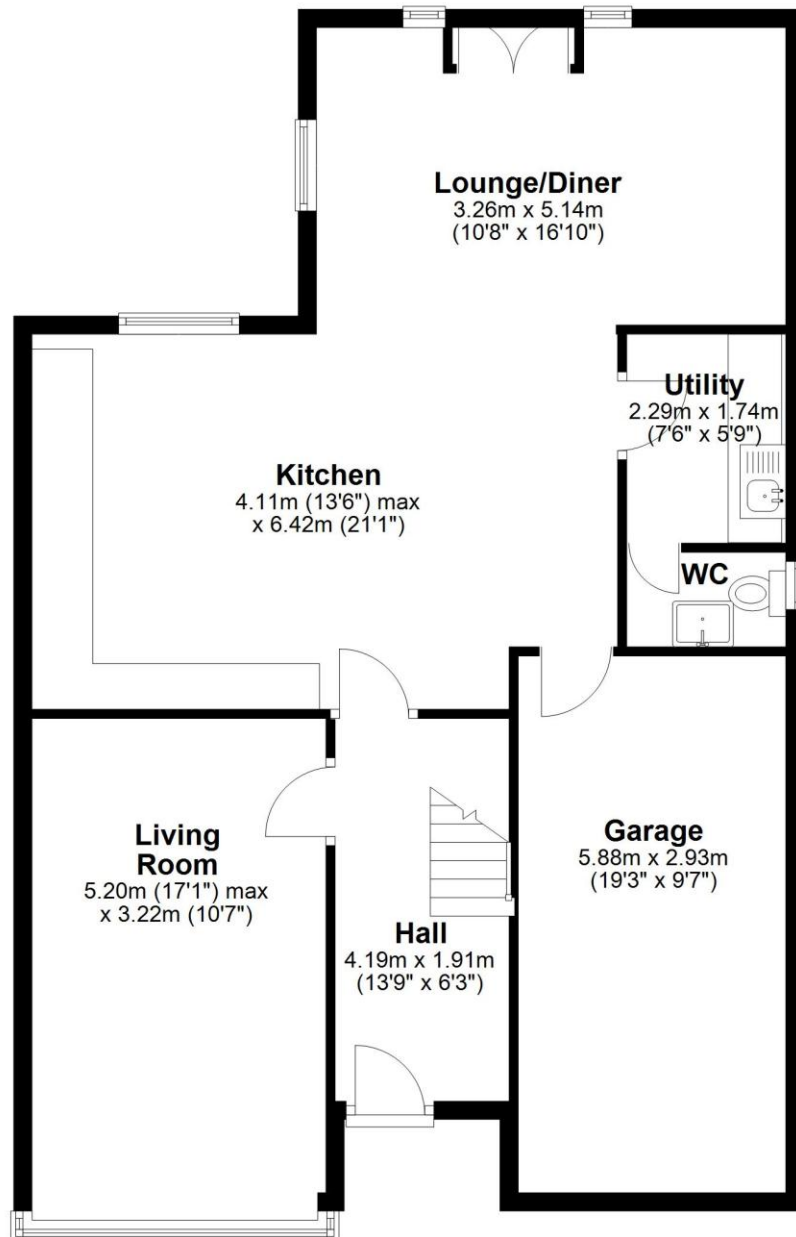
From Nantwich town centre proceed to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and continue along Reaseheath Way. Take the 2nd left turning onto Montgomery Road, 1st right onto Stratton Road and turn left where the property is situated on the left hand side overlooking the grassland and play area.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



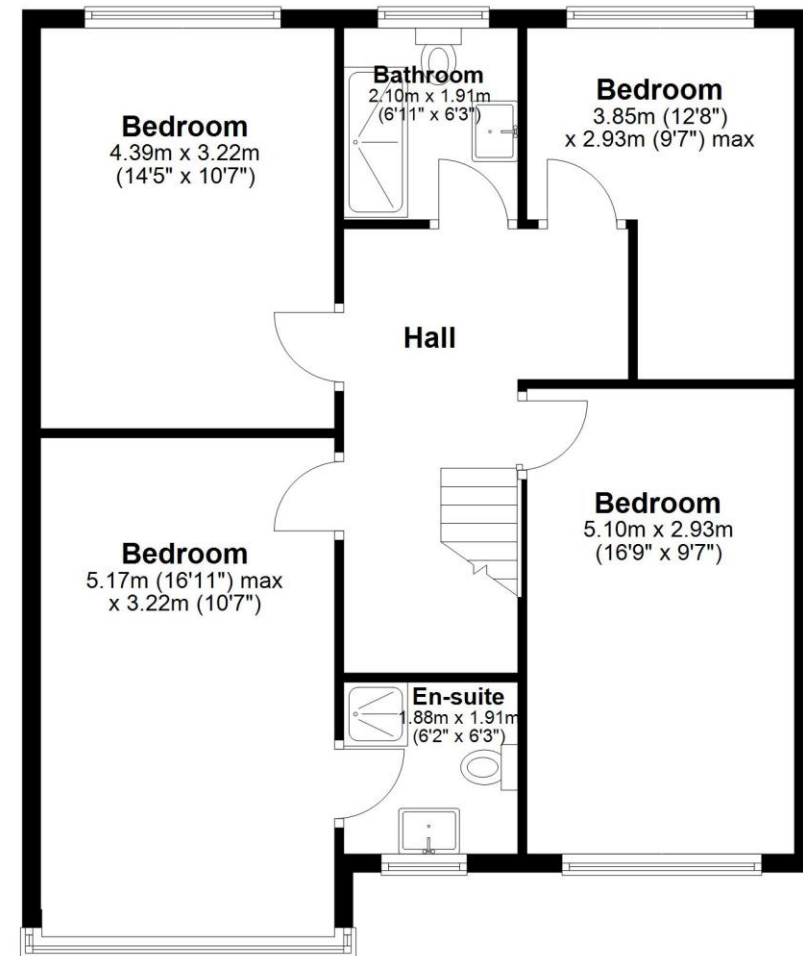
Ground Floor

Approx. 93.3 sq. metres (1004.4 sq. feet)



First Floor

Approx. 77.2 sq. metres (830.8 sq. feet)





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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