



2 Beaumont Close, Wistaston CW2 8BU

CHESHIRE  
LAMONT



A superbly presented and situated semi-detached three bedroom house in a highly favoured location recently improved and enhanced to a very high standard with a range of appealing features, large driveway, detached single garage, attractive South West facing lawned gardens and surrounding aspects. Reception hall, lounge with dining area, dining kitchen, conservatory/garden room, sitting room/bedroom four, bathroom, large first floor main bedroom and two further bedrooms. Viewing recommended.

- A delightfully enhanced and improved semi-detached house
- Within a highly sought after tranquil location
- Appointed and presented throughout to a very high standard
- Large pebbled driveway, detached single garaging
- South West facing enclosed lawned gardens
- Three first floor bedrooms
- Reception hall, bathroom, lounge with dining area
- Stylish dining kitchen, conservatory/garden room, sitting room/bedroom four
- Fully double glazed, gas fired central heating
- Viewing recommended

#### Agents Remarks

This delightfully appointed semi-detached house stands in a fine position upon the well-regarded Poets Estate in Wistaston and is nearby to shops and delightful countryside walks. The house has been comprehensively improved throughout to a high standard and benefits further from lovely surrounding aspects and gardens.

#### Property Details

A double width pebbled driveway provides superb parking facilities and a path continues to a high quality uPVC double glazed composite door with full height double glazed side panels which leads to:

#### Reception Hall

With stairs incorporating contemporary brushed steel handrail ascending to first floor, double radiator, central heating thermostat and a door leads to:





### Bathroom

With a panelled bath incorporating full height shower screen, electric shower over and fully tiled enclosure, tiled walls, pedestal wash hand basin, WC, chrome towel radiator, uPVC double glazed window, expulsion fan and high quality Oak plank effect flooring.

From the Reception Hall a door leads to:

### Lounge with Dining Area 23' 0" x 10' 10" (7m x 3.3m)

Delightfully appointed with a wall mounted electric fire effect fireplace, two double radiators, two wall light points and full width uPVC double glazed windows incorporating double doors lead to:

### Conservatory/Garden Room 10' 10" x 8' 10" (3.3m x 2.7m)

Superbly appointed overlooking attractive private West facing rear gardens via uPVC double glazed windows and uPVC double glazed full height sliding door.

From the Lounge a door leads to:

### Dining Kitchen 13' 9" x 9' 2" (4.2m x 2.8m)

Comprehensively equipped with a contemporary range of gloss fronted units comprising cupboards and drawers, attractive butchers block working surfaces, single drainer sink unit with mixer tap, plumbing for automatic washing machine, built in electric oven, four ring induction hob with attractive filter canopy over, fully tiled walls, integrated wine rack, high quality grey Oak plank effect flooring, double radiator, uPVC double glazed composite door to outside and uPVC double glazed window to rear elevation providing lovely aspects over gardens.

From the Reception Hall a door leads to:

### Bedroom Four/Sitting Room 14' 9" x 9' 2" (4.5m x 2.8m)

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

### First Floor Landing

With door to deep walk in cupboard and from the landing a door leads to:

### Master Bedroom 11' 6" x 11' 6" (3.5m x 3.5m)

A delightfully presented principal bedroom with uPVC double glazed window to rear elevation providing lovely aspects and double radiator.

### Bedroom Two 10' 10" x 9' 10" (3.3m x 3m)

With uPVC double glazed eaves window to front elevation, double radiator and fitted cupboard incorporating railing and shelving.



Bedroom Three 11' 10" x 6' 3" (3.6m x 1.9m)

With uPVC double glazed window to side elevation, radiator and deep fitted wardrobes with a Worcester wall mounted combination gas fired central heating boiler.

Externally

The property is set back from the close behind neat groomed lawned front garden area with large double width pebbled driveway providing excellent parking facilities. The driveway continues to the side and leads to a detached single garage. The lawned South West facing gardens to the rear enjoy delightful aspects with all day sunshine and benefits from a paved patio area and a small timber garden shed.

Garage

With double doors to front, light and power.

Tenure

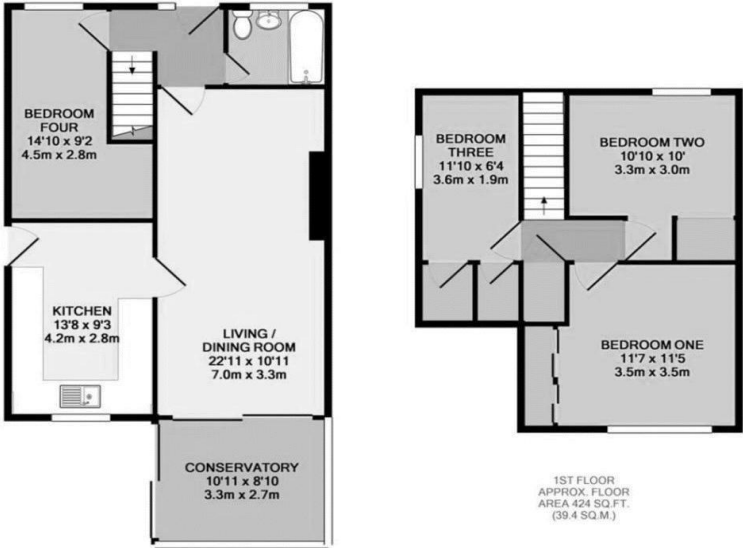
Freehold.

Services

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

Directions

From Nantwich proceed along Crewe Road towards Wistaston and turn left along Church Lane. Turn right into Broughton Lane, right into Shelley Drive and straight over into Beaumont Close where the property is located on the left hand side.

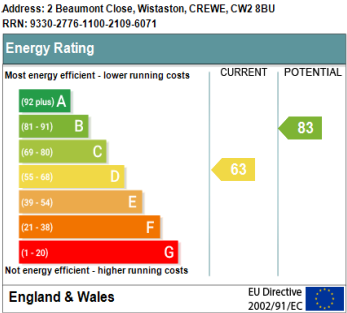


GROUND FLOOR  
APPROX. FLOOR  
AREA 662 SQ.FT.  
(61.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

BEAUMONT CLOSE, WISTASTON, CREWE, CW2 8BU  
TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



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.

CH01 Ravensworth 01670 713330