



21 Park Drive, Wistaston CW5 8EN

CHESHIRE
LAMONT

A delightfully presented and situated extended bay fronted period four bedroom semi-detached house in a very sought after location with large landscaped gardens bordering Wistaston Brook and providing well arrayed and appointed accommodation throughout. Gated gardens to front, large driveway and integral garage. Viewing highly recommended.

- A handsome and extended bay fronted period semi-detached house
- In a delightful and established sought after residential location
- With lovely surrounding aspects, attractive landscaped gardens and bordering Wistaston Brook
- Presented and appointed throughout to a very high standard
- Gated driveway and large integral garage
- Bay fronted living room and split-level lounge with dining room
- Fully appointed split level breakfast kitchen and cloakroom
- Four first floor bedrooms and attractive bathroom
- Extensive split level decked patio terrace and delightful gardens
- Viewing highly recommended

Agents Remarks

The property is well situated upon Park Drive in the middle of Wistaston village and bordering Wistaston Brook, close to shops on Kings Drive and for Primary schooling on Church Lane. Wistaston is a highly regarded residential location nearby to Crewe and Nantwich town centre.

Property Details

Double wrought iron gates within wrought iron fencing allows access over a large block edged driveway providing excellent parking facilities and leads to a single garage. A block paved path leads to a high quality uPVC double glazed door within full height glazed panel to side allowing access to:

Porch 5' 5" x 2' 8" (1.64m x 0.82m)

With a sectional glazed door to:

Reception Hall 12' 2" x 7' 3" (3.70m x 2.20m)

A beautiful galleried hall with a staircase ascending to first floor galleried landing, radiator, coved ceiling and a panelled door leads to:



Cloakroom

With a uPVC double glazed window, WC with wash basin over, radiator and part tiled walls.

From the Reception Hall a panelled door leads to:

Sitting Room 11' 7" x 11' 11" (3.52m x 3.64m) excluding bay

Attractively appointed with a uPVC double glazed box bay window to front elevation affording pleasant aspects, coved ceiling, radiator, attractive fireplace inset within surround upon raised hearth and high quality grey oak effect flooring.

From the Reception Hall a panelled door leads to:

Lounge 11' 10" x 15' 9" (3.61m x 4.80m)

A beautifully appointed spacious principal reception room on two levels with coved ceiling, cast iron Victorian effect real fireplace inset within pine surround and with shelving to side, dado rail, two wall light points, and an archway and steps descend to:

Dining Room 8' 7" x 13' 1" (2.61m x 4.00m)

With uPVC sectional double glazed windows and double doors to rear garden overlooking extensive decked terrace, uPVC double glazed window to side elevation, three wall light points, radiator, hatch to Kitchen and dado rail.

From the Reception Hall a panelled door leads to:

Breakfast Room 11' 7" x 10' 2" (3.54m x 3.11m)

With a range of high quality base and wall mounted units, attractive working surfaces, oak effect plank flooring throughout, wall mounted gas fired central heating boiler, sectional double glazed door to outside.

Kitchen 8' 8" x 8' 2" (2.64m x 2.50m)

With a range of high quality base and wall mounted units, attractive working surfaces, slimline kitchen range with five ring hob and filter canopy over, integrated dishwasher, oak effect plank flooring, uPVC double glazed window to rear elevation, hatch to Dining Room and coved ceiling.

First Floor Galleried Landing

With a uPVC double glazed window to front elevation providing lovely aspects, radiator, hinged access to loft incorporating ladder, coved ceiling and a panelled door leads to:

Bedroom One 11' 11" x 14' 1" to wardrobe front (3.64m x 4.30m)

With a uPVC double glazed window to rear elevation providing beautiful views over the Brook, radiator, two fitted wardrobes with cupboards over and shelving and coved ceiling.



Bedroom Two 13' 6" into bay x 9' 5" to wardrobe front (4.11m x 2.88m)

With a uPVC double glazed bay window to front elevation, radiator, coved ceiling, dado rail and full width and height oak fronted wardrobes with cupboards over.

Bedroom Three 9' 1" x 8' 4" (2.78m x 2.53m)

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

Bathroom

With a large walk-in shower enclosure, panelled bath with shower tap, WC, pedestal wash basin, tiled flooring, tiled walls, uPVC double glazed window and chrome radiator.

Bedroom Four 8' 10" x 11' 8" (2.70m x 3.55m)

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



Externally

The extensive rear gardens are beautifully landscaped and tiered with an extensive split level decked terrace with further steps descend to lower lawned levels and to Wistaston Brook at the rear. The gardens benefit from lovely aspects with established flower beds and borders all secluded and sheltered within wooden fencing. A gate to the side allows access to the front.

Garage

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

Tenure

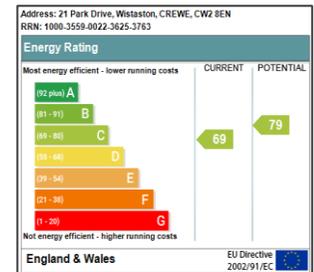
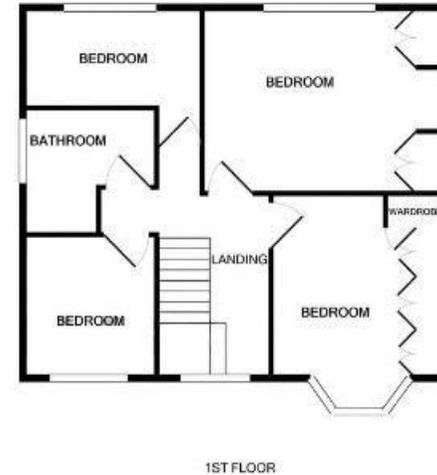
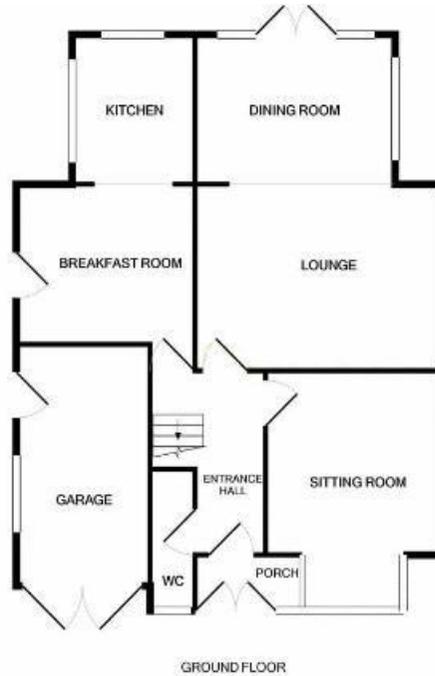
Freehold,

Services

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

Directions

Proceed along Crewe Road continuing over the roundabout at the Peacock Hotel, continue for approximately 1 mile and turn left into Church Lane. Proceed Church Lane passing the Church and School and continue for approximately 1/4 of a mile. Turn right into Park Drive and the property is on the left hand side.



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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