



8 Church Way, Wybunbury CW5 7SA

CHESHIRE
LAMONT

A superbly presented and appointed modern detached four bedroom family home affording delightful accommodation in an excellent position within the sought after village of Wybunbury. With enclosed West facing gardens, double width driveway and integral single garaging. Reception hall, cloakroom, superbly appointed contemporary kitchen, lounge and dining room with bay window. First floor master bedroom with en suite shower room, three further generous bedrooms and bathroom. Viewing highly recommended.

- A superb bay fronted modern detached family home
- In a highly sought after location with West facing enclosed rear gardens
- Situated in the popular and highly regarded historic village of Wybunbury
- Four generous bedrooms, en suite shower room, family bathroom
- Recently re-appointed kitchen incorporating attractive contemporary fixtures
- Lounge with French doors to rear garden, dining room, cloakroom
- Impeccably appointed and presented throughout
- Double width driveway, integral garaging
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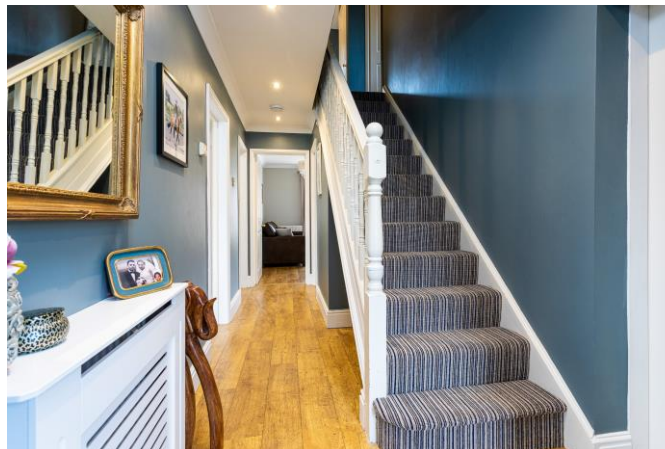


Agents Remarks

Wybunbury is a delightful village offering all the requisites of village life with a Post Office/shop, two well regarded Public Houses/Restaurants, Church and Junior Schooling. The village is famed for its leaning tower and annual fig pie rolling competition. Nearby 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

Property Details

A double width entrance drive stands to the front of the property and leads to an integral single garage. A Herringbone block paved path



leads to a panelled door inset within uPVC double glazed side panels which leads to:

Reception Hall

With spindled staircase to first floor, under stairs area, high quality Oak effect plank flooring, built in cloaks cupboard, mat recess, radiator within panel, coved ceiling, recessed ceiling lighting, panel door to integral garage and a panel door leads to:

Cloakroom

With corner fitted enamel sink with mixer tap, WC, Oak effect plank flooring and radiator.

From the Reception Hall a panel door leads to:

Dining Room 10' 9" x 8' 9" (3.27m x 2.66m) (exc. bay)

With a uPVC double glazed bay window to front elevation incorporating radiator, coved ceiling and Oak effect plank flooring.

From the Reception Hall a panel door leads to:

Lounge 16' 4" x 11' 11" (4.97m x 3.63m) (exc. bay)

A superb lounge with a uPVC double glazed box bay window to rear elevation incorporating double doors within double glazed surround windows overlooking rear patio, coved ceiling, Oak effect plank flooring, radiator and television aerial point.

From the Reception Hall a panel door leads to:

Kitchen 16' 8" x 8' 8" max (5.08m x 2.64m max)

A recently enhanced and beautifully presented kitchen with an excellent range of shaker style base and wall mounted units comprising cupboards and drawers, high quality Quartz working surfaces, Quartz up stands and window sill, AGA filter hood with a 1 metre space for a kitchen range (currently with duel fuel electric and gas AGA, not included in sale), integrated dishwasher, underslung single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed window overlooking rear garden, recessed ceiling lighting, built in cupboard with shelving, fitted tall cupboards incorporating integrated fridge and freezer, integrated pantry cupboard and a door to outside.

First Floor Landing

With hinged access to loft incorporating retractable ladder, radiator and a panel door leads to:

Master Bedroom 13' 2" max x 11' 8" max (4.01m max x 3.55m max)

With two uPVC double glazed windows to front elevation, radiator, recessed alcove, television aerial point, two mirror fronted built in double wardrobes with sliding doors, Oak effect plank flooring and a panel door leads to:



En Suite Shower Room

With corner fitted shower cubicle incorporating curved screen doors, vanity wash hand basin, WC, tiled flooring, recessed ceiling lighting and a uPVC double glazed window to side elevation.

Bedroom Two 12' 9" max x 8' 11" max (3.88m max x 2.72m max)

With uPVC double glazed window to front elevation, alcove incorporating shelf, radiator, Oak effect plank flooring and coved ceiling.

Bedroom Three 9' 9" x 8' 11" (2.97m x 2.72m)

With radiator, uPVC double glazed window to rear elevation and Oak effect plank flooring.

Bedroom Four 9' 1" x 7' 7" (2.77m x 2.31m)

With radiator, uPVC double glazed window to rear elevation and Oak effect plank flooring.

Bathroom

With a panelled bath, pedestal wash hand basin, WC, recessed ceiling lighting, uPVC double glazed window to rear elevation and expulsion fan.

Integral Single Garage

With up and over door, light, power and personal door.

Outside

The property enjoys a slightly elevated aspect off Church Way behind a double width driveway with hard landscaped grounds to the front. The private enclosed West facing rear garden is sheltered and screened by high fencing and incorporates a lawned area, decked stage patio terrace and an expansive paved patio area.

Services

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

Directions

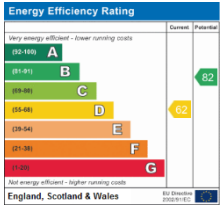
From Nantwich proceed to the A500 and turn right onto Newcastle Road and continue towards Hough. Turn right at Shavington traffic lights and proceed along Stock Lane for approximately a mile and a half. Proceed into Wybunbury and turn right onto Church Way where the property is located on the right hand side.



Note: Floor Plans are for identification purposes only and Not to Scale



Church Way, CW5



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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