



30 Snow Crest Place, Stapeley Gardens, Nantwich CW5 7SZ

**CHESHIRE
LAMONT**

A superbly situated and appointed four bedroom modern detached family house enjoying open views and West facing walled gardens upon a tranquil corner cul-de-sac position within the sought after Stapeley Gardens. Attractively appointed accommodation throughout with reception hall, lounge with bay window, open plan living family dining kitchen with box bay patio doors to garden, utility room, cloakroom, master bedroom with en-suite, three further bedrooms and family bathroom. Driveway to side and single garage. Viewing recommended.

- A superbly situated modern detached family home
- Standing in a corner position upon a quiet, select cul-de-sac enjoying open views and West facing walled gardens
- Upon the sought after Stapeley Gardens development nearby to Nantwich town
- Attractively presented accommodation throughout
- Driveway and single garage
- Reception hall, lounge with bay window and cloakroom
- Open plan living family dining kitchen with box bay patio doors to garden and utility room
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

This well designed two storey four bedroom family home stands in a prominent position upon the highly regarded Stapeley Gardens Estate and was constructed to a very high standard by David Wilson Homes, renowned national builders providing well designed and arrayed accommodation throughout. The house is well positioned for highly regarded Junior schools, Brine Leas Academy and local facilities and yet only a short distance away from Nantwich town centre.

Property Details

A paved path with neat low box hedging to either side leads to a high quality panelled composite door with a handsome porch surround which allows access to:

Reception Hall

With an Oak bannister staircase ascending to first floor, radiator, panelled door to cloaks cupboard with shelving and a panelled door leads to:



Cloakroom

With WC, pedestal wash basin with tiled splashback and wall mounted radiator.

From the Reception Hall a sectional glazed panelled door leads to:

Living Family Dining Kitchen 19' 8" x 10' 10" (6.00m x 3.30m)

Living Area

Benefiting from a West facing uPVC double glazed box bay window incorporating uPVC double glazed patio doors to garden, uPVC double glazed window to front elevation, double radiator and attractive flooring throughout.

Kitchen Area

Comprehensively equipped with a superb range of high quality gloss fronted base and wall mounted units, pantry cupboard, attractive working surfaces, dining counter, single drainer sink with mixer tap, uPVC double glazed window to side elevation, six ring gas hob with filter canopy over, built-in double electric oven, integrated fridge and freezer and a panelled door leads to:

Utility Room

With three wall mounted cupboards, three base cupboards, integrated washing machine, wall mounted combination gas fired central heating boiler, radiator, double glazed panelled door to outside and a panelled door to deep storage cupboard.

From the Reception Hall a panelled door leads to:

Lounge 19' 8" x 11' 10" (6.00m x 3.60m)

A most attractive reception room with a double glazed window to front and side elevations, a double glazed bay window to side gardens and radiator.

First Floor Landing

With radiator, access to loft, panelled door to deep built-in airing cupboard incorporating shelving, panelled door to over-stairs cupboard with shelving.

Master Bedroom 10' 6" x 11' 2" (3.20m x 3.40m)

With a uPVC double glazed window to side elevation, radiator and a panelled door leads to:

En-Suite Shower Room

With a large walk-in tiled shower cubicle incorporating full height sliding screen door, pedestal wash basin, WC, radiator, uPVC double glazed window, tiled floor and part tiled walls.



Bedroom Two 9' 6" x 9' 10" (2.90m x 3.00m)

With uPVC double glazed windows overlooking enclosed rear gardens, radiator and mirror-fronted built-in double wardrobe with sliding doors.

Bedroom Three 8' 6" x 11' 10" (2.60m x 3.60m)

With uPVC double glazed window and radiator.

Bathroom

With a panelled bath, WC, pedestal wash basin, tiled floor, part tiled walls, radiator and uPVC double glazed window.

Bedroom Four 7' 7" max x 9' 10" (2.30m max x 3.00m)

With lovely dual aspect windows to front and side elevations and radiator.

Gardens

The property benefits from a tranquil situation upon a corner position within a quiet area of the Stapeley Gardens development. The house benefits from a lawned area to the East side of the property and lawned gardens at the side benefit from West facing aspects and sheltered by high walling. Driveway and single Garage.

Tenure

Leasehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed out of Nantwich along London Road over the level crossing and at the first set of traffic lights turn right. After a further 300 yards at the next set of traffic lights turn left onto the A51 London Road towards Bridgemere and after approximately 100 yards turn right onto the Stapeley Gardens Estate.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
Current	Potential	
64	93	
E3 October 2002/9/16/2		

Total area: approx. 110.2 sq. metres (1185.7 sq. feet)
30 Snow Crest Place

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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