



6 Riddles Avenue, Willaston CW5 6ST

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LAMONT

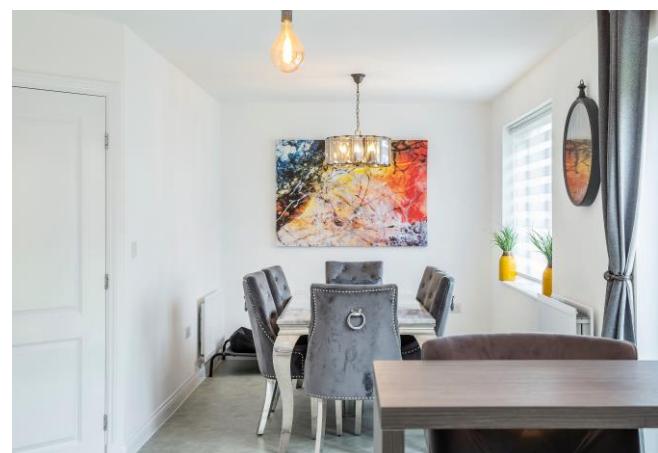


A spacious well presented five bedroom detached house recently constructed to exacting specifications by the renowned Stewart Milne builders within the highly sought after Bayley Croft development in Willaston village. "The Marlborough" is one of their premium properties benefiting from an enclosed lawned garden to the rear, double garaging and off road parking. L-shaped reception hall, spacious lounge, superbly appointed living family dining kitchen with breakfast bar, utility room and guest WC. First floor master bedroom with Juliet balcony, walk in wardrobe and en-suite, bedroom two with en-suite and built in wardrobe, three further bedrooms and family bathroom. Viewing highly recommended.

- A well presented modern five bedroom house
- Recently constructed by Stewart Milne Homes within the sought after Bayley Croft development
- In the popular village of Willaston nearby to the historic town of Nantwich
- Lawned rear garden, driveway, double garaging
- Reception hall, lounge, dining room, spacious living family dining kitchen with breakfast bar, utility room, WC
- First floor master bedroom with Juliet balcony, walk in wardrobe, en-suite shower room
- Bedroom two with en-suite shower room
- Three further bedrooms, family bathroom
- Viewing highly recommended

#### Agents Remarks

This newly constructed detached family house stands within a popular Stewart Milne development and is located within the popular village of Willaston which provides excellent junior schooling, shops and facilities that cater for day to day requirements and is a short distance away from Nantwich.



#### Property Details

A covered canopy entrance with uPVC double glazed composite door incorporating leaded glazed inserts and with external lantern style courtesy light leads to;

#### Reception Hall

An L-shaped hall with radiator, two ceiling light points, stairs ascending to first floor, thermostatic control for downstairs heating and a door leads to;

#### Lounge 17' 0" x 11' 7" (5.18m x 3.53m)

A light and airy dual aspect reception room with uPVC double-glazed window to front elevation, two uPVC double-glazed windows to side elevation, television aerial point, radiator and ceiling light point.

#### Utility Room

With grey high gloss base and tall unit, work surface and upstand, plumbing for washing machine, appliance space, stainless steel sink unit with drainer and mixer tap over, ceiling light point, part glazed uPVC double glazed door to side elevation and a door leads to;

#### Guest WC

With low level WC, contemporary vanity wash hand basin incorporating cupboard beneath and mirror over, uPVC double-glazed frosted window to rear elevation and radiator.

#### Living Family Dining Kitchen

#### Kitchen Area 18' 10" x 10' 3" (5.74m x 3.12m)

A superb contemporary range of grey high gloss base and wall mounted units comprising cupboards and drawers, contrasting work surfaces with upstands, breakfast bar area with three modern ceiling light points over, stainless steel one and a half bowl sink unit with mixer tap, AEG integrated dishwasher, built in AEG double oven, four ring gas hob with stainless steel splashback, chimney style extractor hood with light above, AEG integrated fridge/freezer, uPVC double-glazed window to rear, recessed ceiling lighting and personal door to double garage.

#### Living/Dining Area 10' 2" x 8' 4" (3.10m x 2.54m)

With uPVC double-glazed double doors to rear garden, two radiators, two uPVC double-glazed windows to rear elevation and ceiling light point.

#### First Floor Landing

With radiator, uPVC double-glazed window to side elevation, door to deep storage cupboard incorporating shelving, recessed ceiling lighting and a door leads to;



**Master Bedroom 12' 6" x 11' 7" (3.81m x 3.53m) excluding wardrobe**

With uPVC Juliette balcony to front elevation, two uPVC double-glazed windows to side providing lovely views, television aerial point, thermostatic controls for upstairs heating, deep walk in cupboard incorporating hanging rail and shelving, ceiling light point and a door leads to;

**En-Suite**

With tiled shower enclosure incorporating fixed circular shower head and further detachable shower hose, low level WC, Vilra wash hand basin incorporating pull out drawer beneath and waterfall effect tap over, part tiled walls, shaver point, uPVC double-glazed frosted window to front elevation, heated towel rail, recessed ceiling lighting and Manrose extractor.

**Bedroom Two 8' 10" x 12' 1" (2.69m x 3.68m) excluding wardrobe**

With uPVC double-glazed window to rear elevation, television aerial point, ceiling light point, radiator, built in wardrobe with mirror fronted sliding door incorporating hanging rail and shelving and a door leads to;

**En-Suite**

With low level WC, pedestal wash hand basin, tiled shower enclosure with circular shower head and further detachable shower hose, part tiled walls, radiator, uPVC double-glazed window to side elevation, recessed ceiling lighting and Manrose extractor.

**Bedroom Three 13' 7" x 8' 0" (4.14m x 2.44m) including wardrobe**

With uPVC double-glazed window to front elevation, radiator, television aerial point, built in wardrobe with mirror fronted sliding doors to front incorporating hanging rail and shelving, radiator and ceiling light point.

**Bedroom Four 8' 10" x 11' 5" (2.69m x 3.48m)**

With two uPVC double-glazed windows to side and rear elevation, radiator and ceiling light point.

**Family Bathroom**

With panelled bath incorporating central taps and separate shower attachment, low level WC, vanity wash hand basin with cupboards beneath and large mirror over and incorporating downlighters above, radiator, tiled shower enclosure with fitted circular shower head and further separate detachable hose, recessed ceiling lighting, part tiled walls, Manrose extractor and uPVC frosted double-glazed window to side elevation.



### Bedroom Five 9' 7" x 7' 11" (2.92m x 2.41m)

With uPVC double-glazed window to front elevation, radiator, ceiling light point and television aerial point.

### Double Garage

With twin remote control up and over doors to front elevation, power and light.

### Externally

A double width driveway stands to the front of the property and leads to a double garage with remote control up and over doors. There is a lawned area and shrub border. A pathway to the side leads to a gate allowing access to the lawned rear garden which is bordered by curved brick walling and wooden panel fencing. The property further benefits from an outside tap and outside light.

### Services

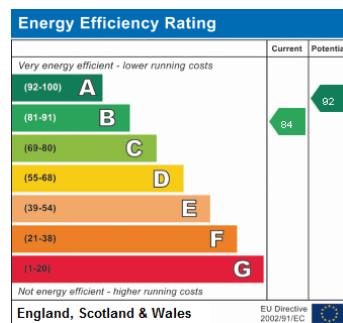
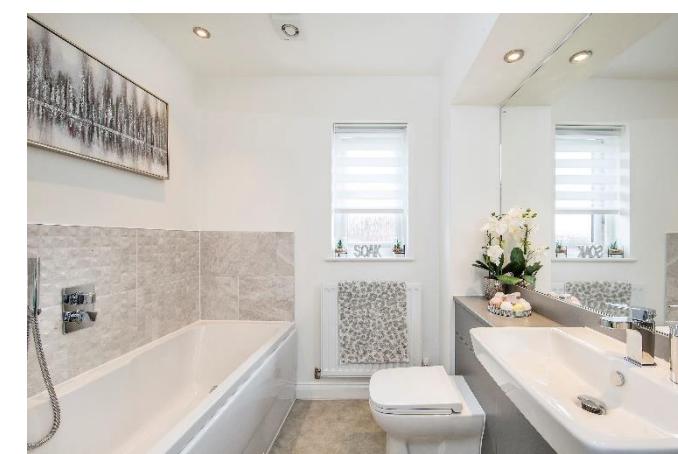
All main services are connected (not tested by Cheshire Lamont Limited).

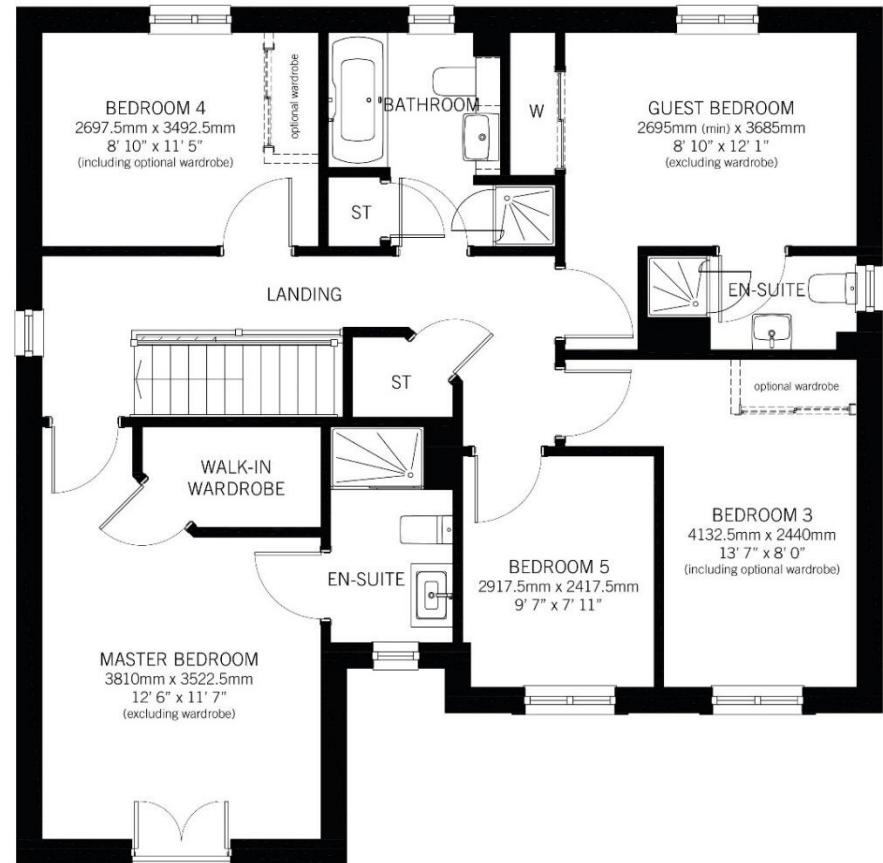
### Viewings

Strictly by appointment only via Cheshire Lamont Limited.

### Directions

From Nantwich proceed along Crewe Road and at the Peacock roundabout take the 3rd exit along Park Road and continue to the end of the road. Turn left at the T junction by the level crossing and continue along Wistaston Road, past the Village stores and turn right into Moorfields. Turn left onto Bayley Croft and follow road round to the left and continue round where 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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Chestnut Pavilion  
Taporley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441