



19 Weaver Brook Way, Wrenbury, Nantwich, Cheshire, CW5 8FS

Guide Price £465,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Lounge, Dining/Breakfast Kitchen, Utility Room, Cloakroom, Master Bedroom with Ensuite, Guest Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom, Integral Garage

DIRECTIONS

From Nantwich, proceed along Welsh Row, turn left into Queens Drive, proceed along for 5 miles into Wrenbury Village past the church, follow the road round and the next turning on the left is Weaver Brook Way, the property will be seen on the left hand side.

LOCATION AND AMENITIES

The property is located on the Marbury Meadows development in the village of Wrenbury, amidst what is generally regarded as some of the finest countryside in South Cheshire, close to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a shop/post office, doctors surgery, dispensary, railway station and highly recommended primary school and a public house. Nantwich town centre is located 4 miles distance and Crewe is a further 4 miles, both offering a wide range of amenities and facilities along with the latter having a fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes).

DESCRIPTION

The property was built in 2017 by Bovis Homes being of brick construction under tiled roof and is approached over a tarmacadam drive. The whole development has now been completed by Bovis Homes. The development has a country park / meadowland which provides vendors with pleasing walk through the countryside to the Shropshire union canal with a outdoor gym. We can not stress enough how much a viewing is required to take full advantage of this property in a sought after village location with countryside views.

Note: the accommodation has the benefit of Air source central heating.

ENTRANCE HALL

Radiator, large walk in downstairs store

LOUNGE

20'8" x 12'5" into bay window

TV and telephone point, radiator, double doors leading to:-

DINING/BREAKFAST KITCHEN

20'8" x 13'0"

Exclusive range of laminated style units with shaker style handles, 1 ½ bowl sink unit, matching base units, ample storage, cupboards and drawers, wall cupboards, larder cupboards, Hotpoint electric induction hob unit with extractor hood and splash back, Hot Point double oven, integrated dish washer and fridge/freezer, ceramic tiled floor, two radiators, double glazed French door leading to rear

UTILITY ROOM

9'1" x 5'5"

Sink unit, integrated washing machine, base units, work surfaces, radiator, personal door to rear, access to:-

CLOAKROOM

Low level WC, pedestal wash basin, radiator, Xpelair, tiled floor

STAIRS FROM ENTRANCE HALL TO LANDING

BUILT IN AIRING CUPBOARD

Megaflow cylinder and pressurised unit, access to loft

MASTER BEDROOM

15'9" x 14'1"

Radiator, double glazed window, range of four built in wardrobes, TV point





ENSUITE

Double shower cubicle with power shower, semi pedestal wash basin, low level WC, radiator, shaver point, Xpelair

GUEST BEDROOM

12'5" x 11'9"

Double glazed window, pleasant aspect to front, radiator

ENSUITE.

Shower cubicle with power shower, semi pedestal wash basin, low level WC, Xpelair, decorative tiled walls, tiled floor, double glazed window

BEDROOM NO.3

10'4" x 10'0"

Radiator, double glazed window

BEDROOM NO.4

9'9" x 8'11"

Radiator, double glazed window, mirror fronted wardrobes

BATHROOM

White suite comprising panelled bath with shower over and glass screen, semi pedestal wash basin, low level WC, decorative tiled walls, radiator, shaver point, double glazed window

OUTSIDE

Tarmacadam driveway leading to integral GARAGE 18'0" x 8'9" power and light, up and over door, personal door to hallway

GARDENS

Low maintenance garden to the front with slate, various borders with plants, side pedestrian access leading to rear professionally landscaped garden enjoying pleasant Indian stone patio area, retaining brick wall with copings, steps leading to lawned area, further borders, fully enclosed.

water tap point.

SERVICES

Mains water, electricity and drainage are connected to the property. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

FREEHOLD

Pay towards to the public open space £240 PA

VIEWING

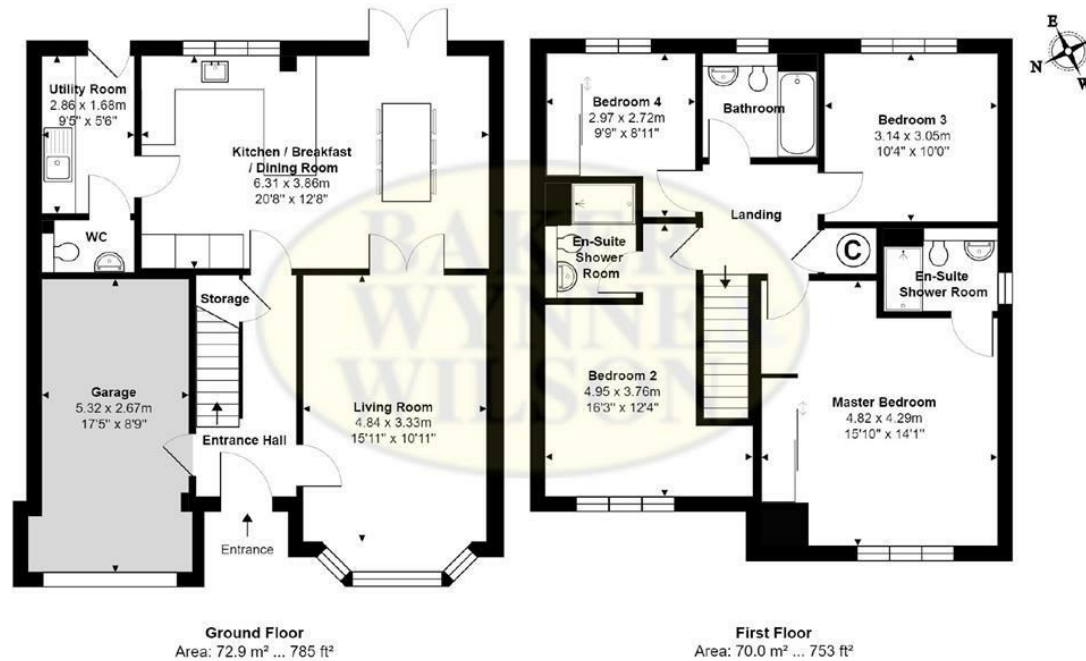
By appointment with BAKER, WYNNE & WILSON
01270 625214





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19 WEAVERBROOK WAY, WRENBURY, NANTWICH, CHESHIRE, CW5 8FS



Approximate Gross Internal Area: 142.9 m² ... 1538 ft² (Includes Garage)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) 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 & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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