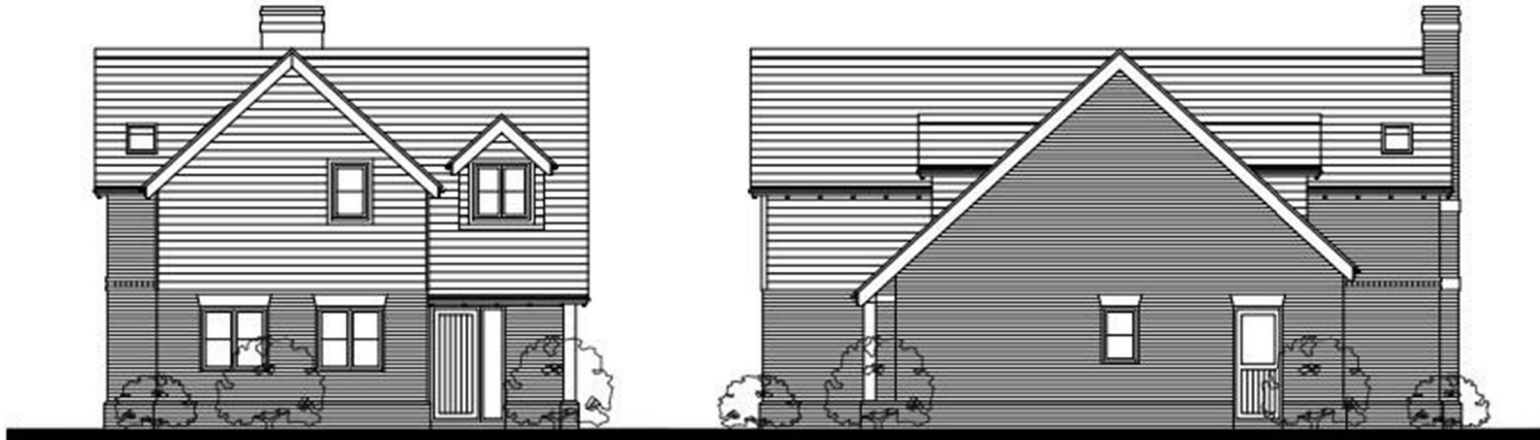


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REVISIONS

LETTER	REVISION	DATE	BY
G	UPDATED FOR APP	12.10.20	MTC



NORTH ASPECT

WEST ASPECT



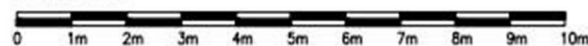
SOUTH ASPECT

EAST ASPECT

Plot 2, 24A Westfield Drive, Wistaston, Cheshire, CW2 8ET

£525,000

bar scale 1:100



BOWER EDLESTON ARCHITECTS

SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
EMAIL: ADMIN@BOWER-EDLESTON.COM
WEBSITE: WWW.BOWER-EDLESTON.COM

PROJECT LAND
TITLE
PLOT 2
PROPOSED

SCALE 1:100 @ A3

DATE JUNE 2020

DRG.No 6668/34

DRAWN BY MTC

STAGE

REVISION G

**BAKER
WYNNE &
WILSON**

A RARE OPPUNRTUNITY TO AQUIRE A NEWLY BUILT DETACHED PROPERTY IN A MOST FAVORABLE, ESTABLISHED, RESIDENTIAL LOCALITY. QUALITY FIXTURES AND FITTINGS THROUGHOUT. DUE FOR COMPLETION NOVEMBER 2022.

SUMMARY

Entrance Hall, Living Room, Breakfast Kitchen, Utility, Cloakroom, Master Bedroom with Ensuite, Two further bedrooms, Family Bathroom, Under Floor Heating, Garden, Electric car charging point.

DIRECTIONS

From Nantwich take the main Crewe Road past the Peacock and proceed straight on at the roundabout, continue for approximately 1.7 miles, tur left in to Jacksons, turn left at ?? corner into Church Lane, proceed down here past the Primary School and the Bowling Green, after the Primary School bare right into Westfield Drive and the location is on the right. T junction?

LOCATION AND AMENITIES

Westfield Drive/Church Lane has always proved to be a most desirable, well established residential locality containing a wide variety of both detached and semi detached properties. There is the advantage of the Primary School being on Church Lane along with a selection of day to day facilities, general store, Bargain Booze and salon within the complex.

The Historic market town of Nantwich is approximately 2 miles with various brand stores and renowned local retailers. The larger centre of Crewe is 2.5 miles with its fast Intercity railway network (London Euston 90 minutes, Manchester 40 Minutes). Manchester Airport approximately 45 minutes.

SITTING ROOM

14'1" x 12'9"
Under floor heating, TV point, four panel oak door.

KITCHEN/LIVING ROOM

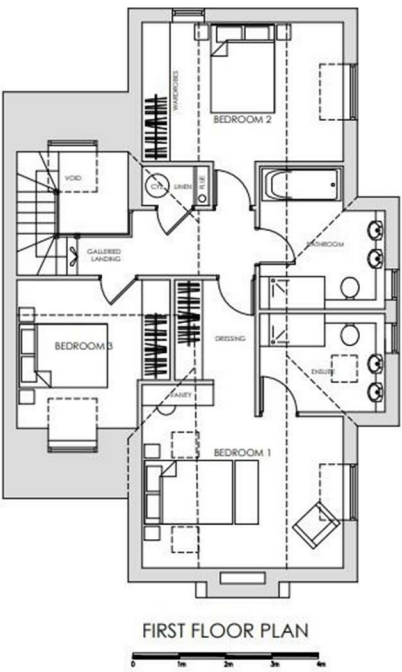
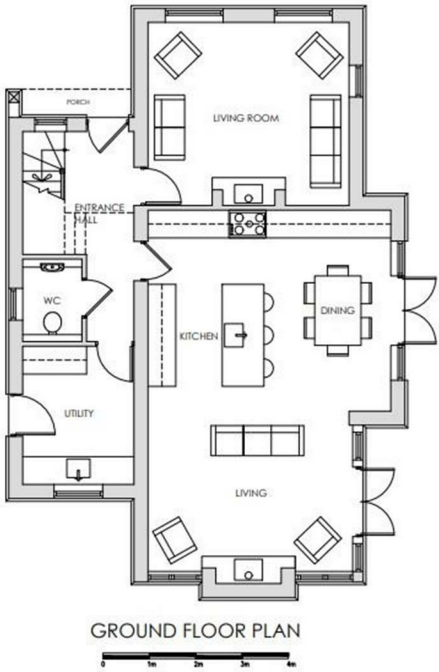
25'11" x 16'10"
Symphony Princeton fitted kitchen. appliances- electric induction hob / double oven / integrated fridge freezer / extractor fan / integrated dishwasher, tiled floor, TV point, spot lights, under floor heating, wood burning stove, four panel oak door.

UTILITY

8'6" x 8'0"
Symphony Harvard fitted units, space & plumbing for washing machine and dryer,spot lights, under floor heating, four panel oak door.

CLOAKROOM

5'10" x 3'11"
WC, hand basin, tiled floor & skirting, spot lights, under floor heating, four panel oak door.



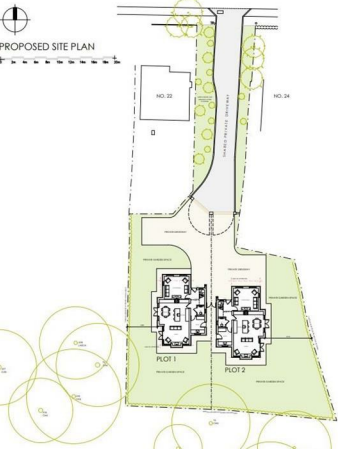
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REVISIONS	LETTER	REVISION	DATE	BY
A	AMENDMENTS FOLLOWING CLIENT COMMENTS	28.10.11	ATC	
B	AMENDMENTS FOLLOWING CLIENT COMMENTS	19.03.20	ATC	
C	UPDATED WITH NEW DESIGN	24.04.20	ATC	
D	UPDATED WITH NEW DESIGN	29.04.20	ATC	
E	PLANS AMENDED	29.09.20	ATC	
F	UPDATED FOR APPLICATION	12.10.20	ATC	

BOWER EBLESTON ARCHITECTS

SWEETBRAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
E M A I L : A D M I N @ B O W E R - E D L E S T O N . C O M
W E B S I T E : W W W . B O W E R - E D L E S T O N . C O M

PROJECT
LAND TO REAR OF 22 WESTFIELD DR.
SITE
PLOT 2
PROPOSED FLOOR PLANS
SCALE 1:300 A2
DATE JUNE 2020
DRAWN BY ATC
STAGE
DESIGN 6668/31
REVISION F



BOWER EBLESTON ARCHITECTS
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PROJECT
LAND TO REAR OF 22 WESTFIELD DR.
PROPOSED SITE PLAN
SCALE 1:300 A2
DATE JUNE 2020
DRAWN BY ATC
STAGE
DESIGN 6668/31
REVISION F

HALLWAY

16'0" x 9'2"

Stairs - construction in softwood open string design with square spindles, spot lights, under floor heating.

BEDROOM 1

12'11" x 14'1"

Sliding mirror door fitted wardrobes, spot lights, TV point, centre pendant light, radiator with thermostatic valve, four panel oak door.

BEDROOM 2

14'1" x 10'2"

Centre pendant light, TV point, radiator with thermostatic valve, four panel oak door.

BEDROOM 3

12'5" x 9'2"

Sliding mirror doors fitted wardrobe, TV point, centre pendant light, radiator with thermostatic valve, four panel oak door.

ENSUITE

6'6" x 8'9"

Half tiled walls, fully tiled shower, tiled floor, low level shower tray, WC and hand basin, spot lights, heated towel rail, four panel oak door.

BATHROOM

8'9" x 9'6"

Half tiled walls, fully tiled shower, tiled floor, low level shower tray, WC, bath, hand basin, spot lights, heated towel rail, four panel oak door.

GARDENS

Turf laid, Indian stone patio laid to a area 2.4m x 7.0m, this will be to the bi-fold door side of the property, a gravel path laid to the joining boundary side between 22a & 24a, (each property) the front drive area will be a gravel drive up to the entrance boundary then the shared drive will be tarmac to the road. A 1.8 meter high fence will be fitted between the two new properties with a side gate to each property.
Electric car charging point will be installed.

SERVICES

All mains services connected.

TENURE

FREEHOLD


VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





www.bakerwynneandwilson.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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 firms employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

