



12 Kensington Drive, Willaston, Nantwich, Cheshire, CW5 7HL
Guide Price £499,500

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WILSON**

SUMMARY

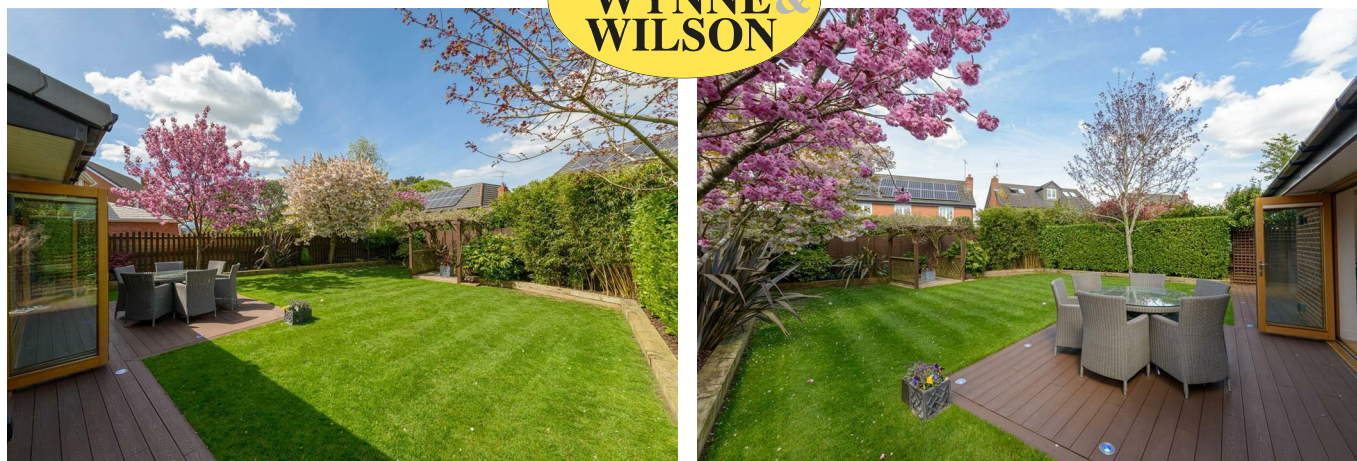
Entrance Hall, Lounge, Study, Kitchen, Breakfast/Morning Room, Utility Room, Cloakroom, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Single Garage, Landscaped Gardens, Ample Parking to Front.

DIRECTIONS

From Nantwich, proceed along the A51 over the level crossings, proceed straight on at the next set of traffic lights, at the major roundabout, take the second exit onto Cheerbrook Road, take the third turning on the right into Kensington Drive and the property is situated on the right hand side.

LOCATION AND AMENITIES

The thriving village of Willaston is within immediate walking distance and offers day to day facilities such as three public houses, a general store, news agents, hair dressers, fish and chip shop, a highly recommended primary school. The historic market town of Nantwich is approximately a five minute drive and contains a wide variety of multi brand named stores including Morrison's, Sainsburys, M&S food store and Aldi along with some renowned local retailers.



DESCRIPTION

The property was built in approximately 1998 by Linden Homes being of brick construction under a tiled roof. The whole stands in a generous sized plot which has allowed the present vendor to improve the well balanced accommodation with the construction of a single storey extension towards the rear creating an additional reception room located off the large breakfast kitchen; this also enjoys oak bi-folding doors, oak flooring throughout the ground floor accommodation, high quality fixtures and fittings particularly in the kitchen and bathrooms. Externally towards the front there is traditional parking for three large vehicles within the driveway with a pathway leading to landscaped gardens with maintenance free decking and external lighting. There is a pleasant lawned area with well stocked border and all has the benefit of being South facing.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Oak flooring, radiator

STUDY

Radiator, TV, Telephone point, double glazed window to front

LOUNGE

Enjoys ornamental fire surround with gas coal effect fire, slate inset, two radiators, TV point, downlighters, oak flooring, cornices, radiator, double doors giving access to :-



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KITCHEN

This enjoys high gloss cream laminated fronted units with granite worksurfaces, sink unit, various base units, matching wall cupboards, built in store cupboards with oak side panels, central island with electric induction hob unit, stainless steel extractor hood, integrated dishwasher, Neff oven and Neff microwave, oak flooring, opening to : -

FAMILY ROOM / DINING ROOM

Oak bi folding doors, recess for TV and speaker, TV point, Satellite point, two sky lights

UTILITY AREA

Plumbing for washing machine and drier, sink unit, cupboards and drawers, heated towel rail, personal door to rear

CLOAKROOM

Hand basin, low level WC

STAIRS TO FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard

MASTER BEDROOM

Range of ladies and gents fitted wardrobes, radiator, double glazed window, downlighters

ENSUITE

Large shower, Aqualisa unit, vanity wash basin, low level WC

BEDROOM (REAR)

Twin built in wardrobes, Tv point, double glazed window, radiator

BEDROOM (FRONT)

Double glazed window, radiator

BEDROOM (REAR)

Double glazed window, radiator

BATHROOM

White suite comprising panelled bath with mixer shower unit over vanity wash basin, low level WC, heated towel rail, Amtico flooring, radiator, shaver point

OUTSIDE

Cobbleset driveway with ample parking leading to INTEGRAL GARAGE - power and light. Side pathway leads to the rear garden, further Cobbleset, composite decking area with exterior lighting, pleasant manageable lawned area, well stocked borders with shrubs, plants and specimen trees, further pergola with paved area.

SERVICES

All mains services connected to the property. N.B. Tests have not been made of electrical, water, gas, 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

VIEWING

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214

www.bakerwynneandwilson.com

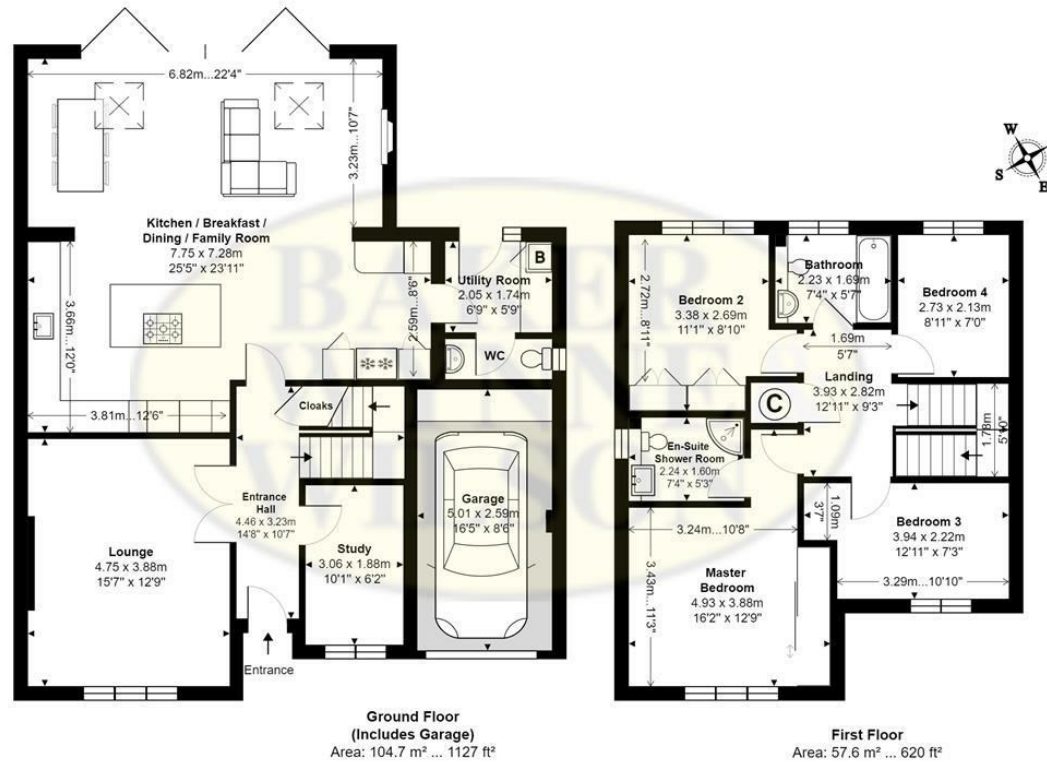




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales		EU 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



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

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

