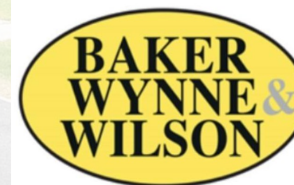




8 Gainsborough Drive, Nantwich, CW5 6YQ

Guide Price £585,000



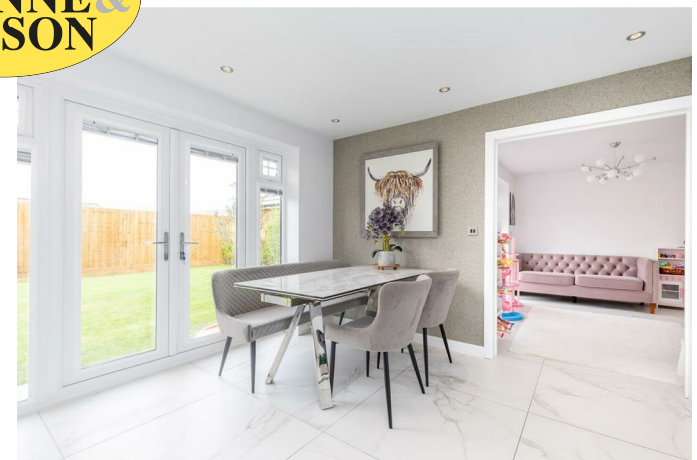
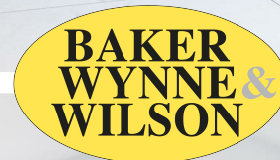
In association with



A beautifully presented four-bedroom detached house with a double garage situated in a cul-de-sac.

No Chain

This elegantly designed four-bedroom detached home is situated at the end of a tranquil cul-de-sac and offers flexible living accommodation, a double garage, and a South-West facing rear garden. The property is finished to a high standard throughout with underfloor heating to the majority of the ground floor and all bathrooms.





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DOWNSTAIRS

The entrance hall features a frosted glass panel door, tiled flooring equipped with underfloor heater, radiator, spotlight, access to a storage cupboard as well as a downstairs cloakroom.

The cloakroom comprises a pedestal sink, low flush W/C, tiled flooring with underfloor heating, radiator, and spotlights.

The living room has a bay window to the front, carpeted flooring, two radiators, two light fittings, and access to the playroom/dining room.

The playroom/office has tiled flooring with underfloor heating, radiator, light fittings, and patio doors with side panes overlooking the rear garden. Double doors lead into the

kitchen/dining room.

The kitchen/dining room is fitted with matching above and below counter cupboards beneath a granite worktop and a central breakfast bar. Integrated appliances include a double oven, 5-ring AEG gas hob with extractor fan, wine cooler, dishwasher, and fridge freezer. There is a 1½ bowl sink, tiled flooring with underfloor heating, radiators, spotlights, ceiling lights, a window to the rear, and patio doors with glass side panels leading to the garden. Access is provided to the utility room.

The utility room has matching above and below counter cupboards under a granite worktop, tiled flooring with underfloor heating, radiator, extractor fan, spotlights, 1 bowl



sink, and plumbing for a washing machine and dryer. It provides access to the side of the property and into the garage.

The double garage has tiled flooring, light fitting, and an electric up-and-over door.

UPSTAIRS

The landing has carpeted flooring, radiator, access to the airing cupboard housing the water tank, and loft access via a ladder. The loft is boarded for storage.

Bedroom one has three windows to the front, a dressing area with two built-in wardrobes, carpeted flooring, two radiators, light fittings, blackout roller blinds and wooden Venetian fitted and spotlights.

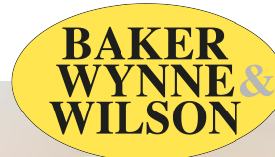
The en-suite includes a four-piece suite comprising walk-in shower, panelled bath, his-and-hers pedestal

sinks, and low flush W/C. Finished with tiled flooring, tiled walls, heated towel rail, extractor fan, spotlights, and a frosted window to the side.

Bedroom two has a window to the rear, blackout roller blinds and wooden Venetian fitted, fitted wardrobes, radiator, light fittings, and carpeted flooring.

Bedroom three has a window to the front, blackout roller blinds and wooden Venetian fitted, fitted wardrobes, radiator, light fittings, and carpeted flooring.

Bedroom four has two windows to the front, fitted wardrobes, radiator, light fittings, and carpeted flooring.



The family bathroom is fitted with a four-piece suite comprising walk-in shower, panelled bath, pedestal sink, and low flush W/C. Finished with tiled flooring, tiled walls, heated towel rail, spotlights, extractor fan, and frosted rear window.

GARDEN

The very private south-west facing rear garden has a lawn with herbaceous borders, fencing, and a patio area running across the rear and along one side. A gated side path gives access to the front of the property.

OUTSIDE

The property sits on a quiet cul-de-sac with two parking spots to the front of the property along with a lawned area and a path leading to the front door. The house is not overlooked at the back.

TENURE

Freehold

COUNCIL TAX

Band F

SERVICES

All Mains services are 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.

VIEWINGS

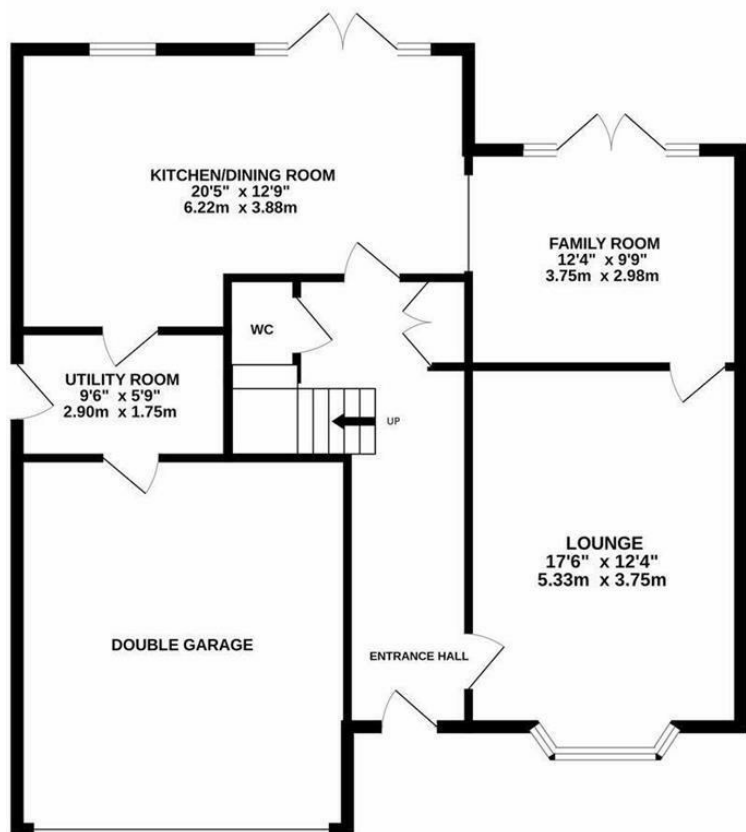
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214



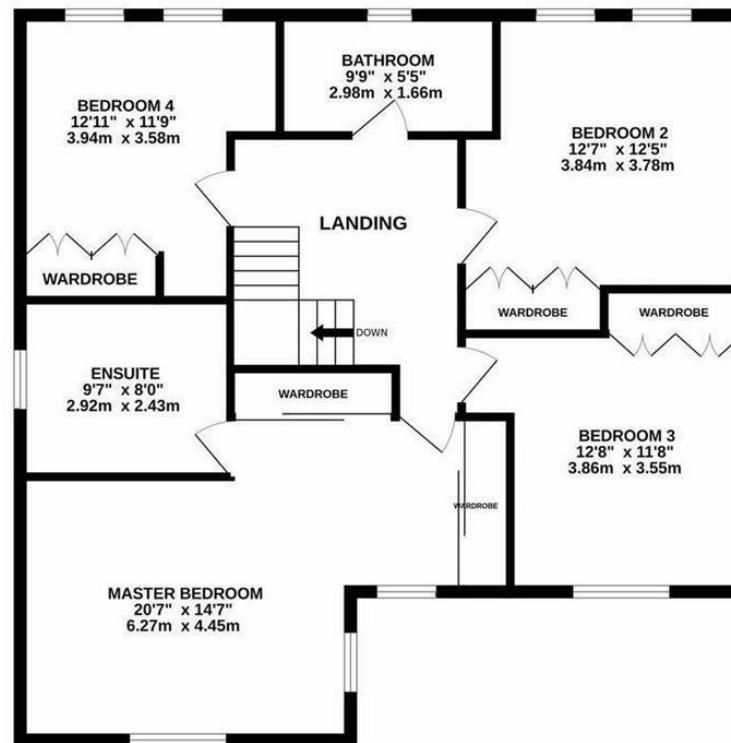
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GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.

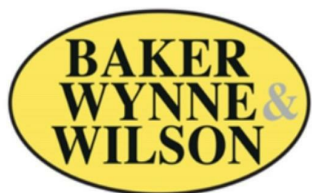


TOTAL FLOOR AREA : 1942 sq.ft. (180.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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



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