



38 Horton Way, Stapeley, Nantwich, Cheshire, CW5 7GD  
Offers Over £450,000

**BAKER  
WYNNE &  
WILSON**



AN IMPRESSIVE, THREE STOREY, GEORGIAN STYLE DETACHED HOUSE OF 1,950 SQUARE FEET, TUCKED AWAY ON THE SOUTHERN CONFINES OF NANTWICH.

## SUMMARY

Dining Hall, Living Room, Superb Kitchen/Breakfast/Family Room, Principle Bedroom with Ensuite Shower Room, Bedroom No. 2 with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Attached Tandem Double Garage, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

## DESCRIPTION

This appealing detached house was built in 2002 by Bovis Homes of brick under a tiled roof and is approached over sweeping tarmacadam drive (shared with numbers 36 and 40). Layout wise this is a fabulous home with five double bedrooms, two ensuites and a well appointed bathroom. The wow factor is provided at ground floor level with a terrific open plan, high specification, kitchen/breakfast/family room with French windows overlooking the 45 feet flagged patio. The 20 foot living room also opens directly onto the rear garden.

## LOCATION & AMENITIES

38 Horton Way is located on the Southern confines of Nantwich about 1.25 miles from the town centre. The property is within walking distance of a family friendly pub, local co-operative store and other shops. A demand for properties in the area is mainly due to the excellent schools, both primary and secondary being close by. The house lies in the catchment area for Brine Leas Academy/BL6 Sixth Form College.

The house benefits from a convenient setting in a highly favoured residential position close to Nantwich town centre, Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 14th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor salt water pool, riverside walks, and nearby canal network.

Approximate Distances:

M6 Motorway (junction 16) 10 miles

Crewe mainline railway station (London Euston 90 minutes, Manchester 40 minutes) 5 miles.





## DIRECTIONS

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road, past the main entrance to Brine Leas Academy/BL6 Sixth Form, turn left at the traffic lights into Peter Destapleigh Way, second left into Hawksey Drive, proceed on to the mini roundabout, right into Horton Way and the house is located in a cul de sac of three houses on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### DINING HALL

16'10" x 14'2"

Oak flooring, built in cloaks cupboard, two double glazed windows, understairs store, two radiators.

### CLOAKROOM

White suite comprising low flush W.C and pedestal hand basin. Tiled floor, chrome radiator/towel rail.

### LIVING ROOM

20'7" x 10'9"

Stone effect fireplace with living flame gas fire, two double glazed windows with blinds to the front and double glazed French windows to the rear, ceiling cornices, two radiators (one with cover).

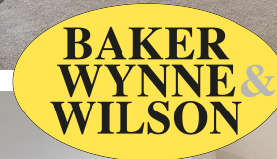
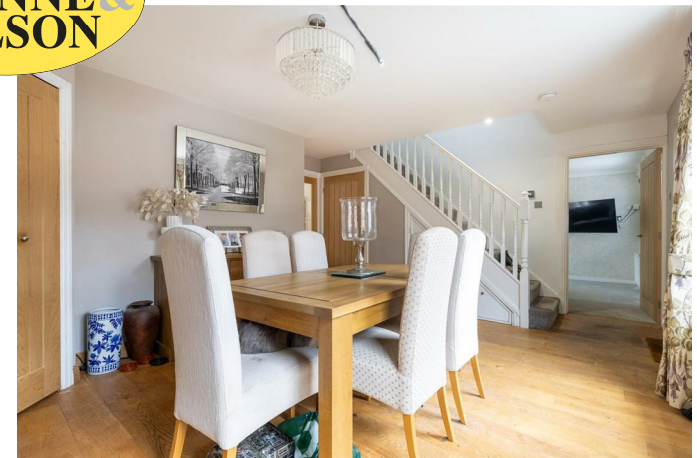
### KITCHEN/BREAKFAST/FAMILY ROOM

25'4" x 16'10"

Refitted in 2014 with a superb range of bespoke fitted units comprising floor standing cupboard and drawers with granite worktops, island unit/breakfast bar with granite worktop, wall cupboards, larder cupboard, tall floor standing cupboards, two integrated Bosch ovens and microwave, four burner hob unit with extractor hood above, integrated dishwasher, American style refrigerator/freezer, oak flooring, double glazed windows, French windows and lantern roof, two radiators, door to garage.

### STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

Radiator.



## PRINCIPLE BEDROOM

12'2" x 10'7"

Built in triple wardrobe with sliding mirrored doors, two double glazed windows, radiator.

## ENSUITE SHOWER ROOM

8'2" x 6'6"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with rain head shower, part tiled walls, chrome radiator/towel rail.

## BEDROOM NO. 3

11'0" x 8'3"

Two double glazed windows, radiator.

## BEDROOM NO. 2

12'1" x 11'0"

Radiator.

## ENSUITE SHOWER ROOM

5'4" x 5'4"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower, fully tiled walls.

## BATHROOM

7'6" x 5'10"

White suite comprising panel bath with rain head shower and hand held shower over, low flush W/C and vanity unit with hand basin, fully tiled around bath, bathroom cabinet with mirrored door, chrome radiator/towel rail.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING

6'6" x 6'6"

Double glazed roof light.

## BEDROOM NO. 4

18'0" x 13'4"

Double glazed window, double glazed roof light, eaves storage space, two radiators.

## BEDROOM NO. 5

18'0" x 11'1"

Double glazed window, double glazed roof light, access to loft, eaves storage space, radiator.

## OUTSIDE

Attached tandem double GARAGE 31'10" x 9'8" up and over door, power and light, plumbing for washing machine. Tarmacadam car parking space in front of garage.

## GARDENS

The rear garden is lawned with conifers, shrubs and a 45 foot flagged patio.

## SERVICES

All mains services 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.

## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214

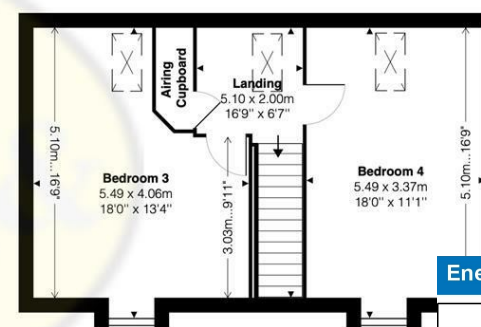
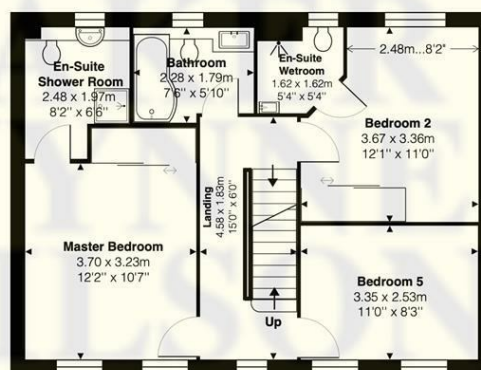
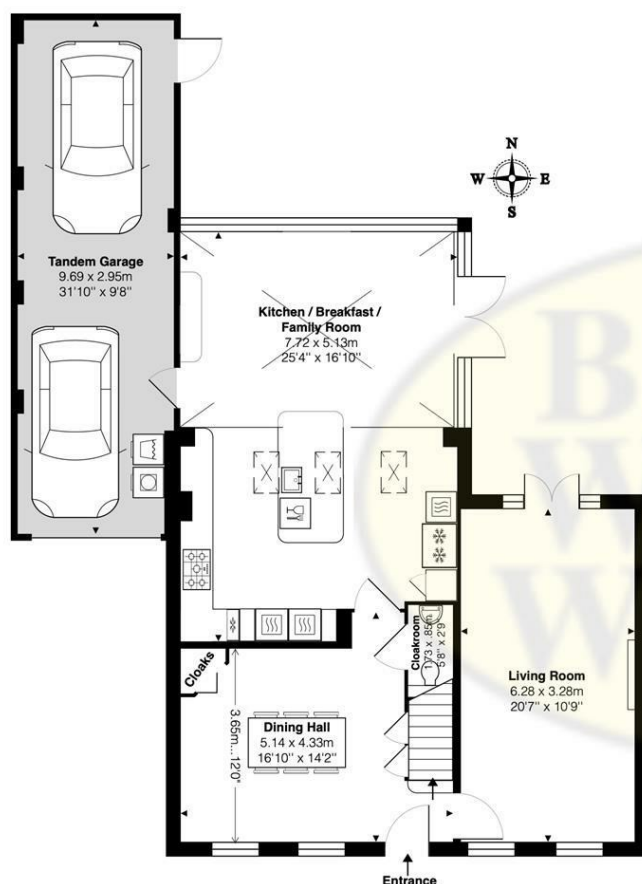






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### 38 HORTON WAY, STAPELEY, NANTWICH, CHESHIRE, CW5 7GD

Approximate Gross Internal Area: 208.2 m<sup>2</sup> ... 2241 ft<sup>2</sup> Includes Tandem Garage

Whilst 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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