



14 The Paddock, Willaston, Nantwich, Cheshire, CW5 7HJ

Guide Price £525,000

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WILSON**



A DISTINCTIVE DETACHED BUNGALOW ON A PRESTIGIOUS, TRANQUIL, DEVELOPMENT WITH A LOVELY, WELL NURTURED SOUTH FACING GARDEN.

## SUMMARY

Entrance Hall, Lounge, Conservatory, Kitchen/Breakfast Room, Dining Room, Utility Room, Master Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom, Attached Integral Garage, Gas Central Heating, Double Glazed Windows, Solar Panels.

## DIRECTIONS

From Nantwich, proceed along the A51 London Road, over the level crossings, at the traffic lights proceed straight on, at the roundabout take the second turning on the left into Cheerbrook Road. The Paddock is the second turning on the right.

## LOCATION & AMENITIES

Willaston offers a wide selection of local amenities including a primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by and provides farm shop, café and butchers. The historic market town of Nantwich is a short travelling distance away, approximately 1.5 miles and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants and bars, but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

## APPROXIMATE DISTANCES

The property is considered ideally placed for the commuter, with a network of excellent road links, giving immediate access to the M6 motorway at Junction 16, via the A500 (7 miles). Crewe Station (2.5 miles) presently offers fast access into London (90 minutes) and other major cities with future improvements underway.



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## DESCRIPTION

The detached bungalow is constructed of brick under a Marley tiled roof. The bungalow has been further improved from its already high standard by the present vendors with improvements to the kitchen and bathroom. The conservatory and lounge take full advantage of the South facing aspect over the gardens.

The rear South facing garden is well established with specimen trees, roses, rhododendrons, fruit trees and raised borders. The garden has the benefit of an irrigation system and the greenhouse a hydroponic system.

This is a rare opportunity for somebody to purchase a true bungalow in a prime location.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

15'10" x 5'5"

Wooden front door, double glazed windows to front elevation, storage cupboard, radiator.

### LOUNGE

19'7" x 13'1"

Comprising of 'Living Flame' gas fire, double glazed patio door to conservatory, double glazed windows to both side elevations, recessed shelving, radiator.

### CONSERVATORY

11'5 x 10'8"

Large dwarf wall conservatory offering double glazed glass roof with remote electric opening roof windows, uPVC double glazed side windows, electric panel heat, uPVC double glazed French doors to garden.

### DINING ROOM

12'9" max x 10'4"

uPVC double glazed windows to rear, radiator.



## KITCHEN/BREAKFAST ROOM

21'5" max x 13'8 max 9'8" minimum

Offering a range of fitted base and wall units, glass fronted wall units, extensive wood block work surfaces and breakfast bar, one and half bowl stainless steel sink unit with mixer tap, integral electric oven, four ring induction hob, concealed cooker hood with lighting, integral dishwasher, integral fridge and freezer, concealed work surface lighting and double glazed windows to front and rear elevations, TV point

## UTILITY ROOM

9'2" x 6'6"

Offering fitted base and wall units, work surfaces, stainless steel sink unit, plumbing for a washing machine, double glazed window to side elevation and courtesy door to garage.

## BEDROOM NO. ONE

15'10" max x 15'6" overall

Built in double wardrobe with sliding mirrored doors, built in wardrobe, recess shelving, double glazed window to rear elevation, radiator.

## ENSUITE SHOWER ROOM

Offering extended quadrant shower cubicle with mixer shower, wash hand basin with monobloc mixer tap over vanity unit, 'back to wall' toilet with concealed cistern and push button flush, heated towel rail, electric shaver point and double glazed window to side elevation.

## BEDROOM NO. TWO

11'4" x 11'1"

Double glazed window to front elevation, radiator.

## BEDROOM NO. THREE

11'4" x 8'2"

Double glazed window to rear elevation, radiator.

## BATHROOM

8'10" x 5'2"

Comprising of panel bath with shower tap, wash hand basin with monobloc mixer tap over vanity unit, low level W/C, double glazed window, radiator

## OUSIDE

Attached DOUBLE GARAGE 17'6" x 7'7" with power and light, wall mounted gas fired central heating boiler, double glazed window to side elevation and remote controlled electric roller door. Outside tap, exterior lighting, flagged patio, greenhouse, garden shed.

## GARDENS

The property sits within a large plot with a good sized enclosed garden to the rear and an open aspect to the front with chippings and a generous sized driveway.

## TENURE

Freehold.

## SERVICES

All services are connected. Solar Panels (generated an in income in 2023, in the region of £1,600) 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.

## COUNCIL TAX

Band F.

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).



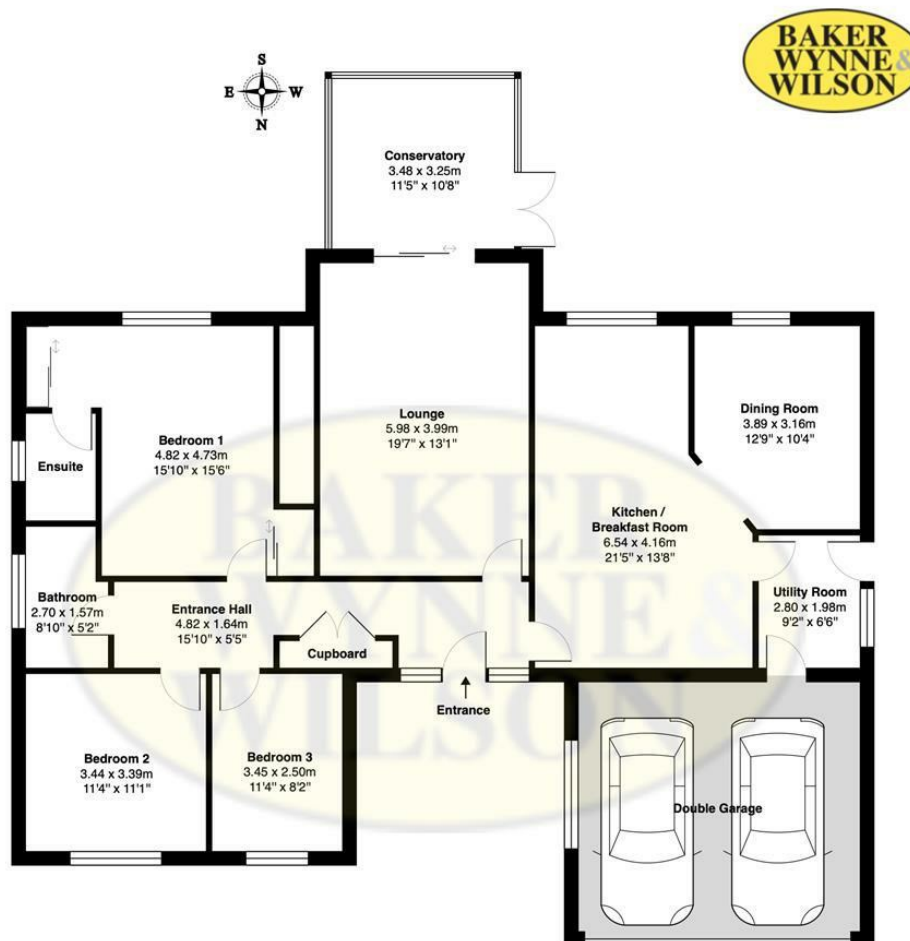




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Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(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		
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