



10 Beambridge Close, Henhull, Nantwich, CW5 6XR
£425,000



In association with



Four-Bedroom Detached Home with South-Facing Garden and Garage

This well-proportioned four-bedroom detached property is positioned at the end of a quiet cul-de-sac, benefiting from a south-facing garden, parking for three vehicles, and a detached single garage with electric vehicle charging points. The home is bordered by green space to the front and side, with pedestrian access to Nantwich town centre within approximately 15 minutes' walk.

DOWNSTAIRS

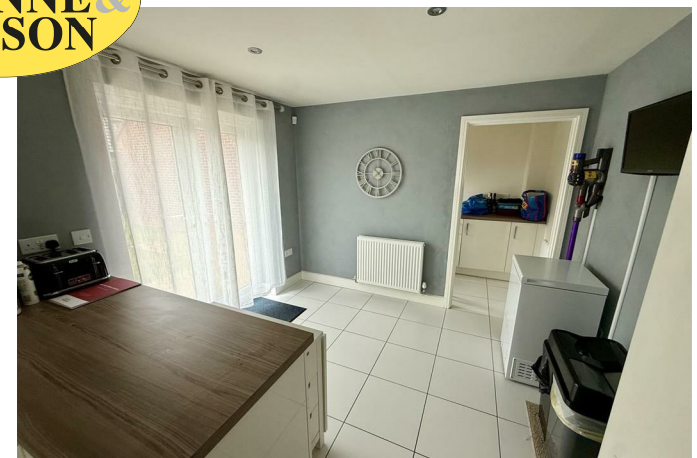
The property is entered via an entrance hall with access to understairs storage and a ground floor W/C. To the front is a spacious carpeted living room with a window overlooking the cul-de-sac. An additional reception room, currently used as an office/playroom, features carpeted flooring, light fittings and a window with views over green space to the side.

To the rear, the kitchen/dining room is fitted with matching wall and base units under a wood-effect worktop. Integrated appliances include a double oven, induction hob with extractor fan, sink, slimline dishwasher and fridge/freezer. The room has a tiled floor, spotlights, radiator, side window and patio doors to the garden.

The adjoining utility room has matching units, wood-effect worktop, sink, plumbing for washing machine/tumble dryer, boiler cupboard, tiled floor, spotlights, radiator and a back door to the garden.

UPSTAIRS

The first-floor landing provides loft access and a storage cupboard. There are four bedrooms, three of which are doubles and one single. The principal bedroom includes built-in wardrobes, a front-facing window and an en-suite with walk-in shower, tiled walls, glass screen, pedestal basin, low flush W/C, half-tiled walls, tiled floor, heated towel rail, spotlights and frosted side window. The remaining bedrooms are carpeted with radiators, light fittings and windows.





GARDEN

The south-facing rear garden is enclosed with privacy fencing and comprises a lawn with a paved patio area adjoining the house.

OUTSIDE

A detached single garage with up-and-over door benefits from two electric vehicle charging points. There is tandem driveway parking for two vehicles in front of the garage, plus an additional allocated space on the private road. The property borders green space to the front and side, with a pedestrian walkway providing access over the River Weaver towards Nantwich town centre, approximately a 15-minute walk away.

COUNCIL TAX

Band E

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.

TENURE

Freehold

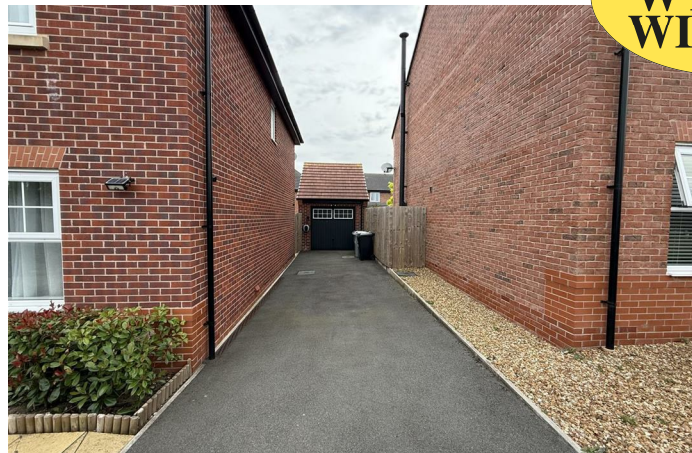
VIEWINGS

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

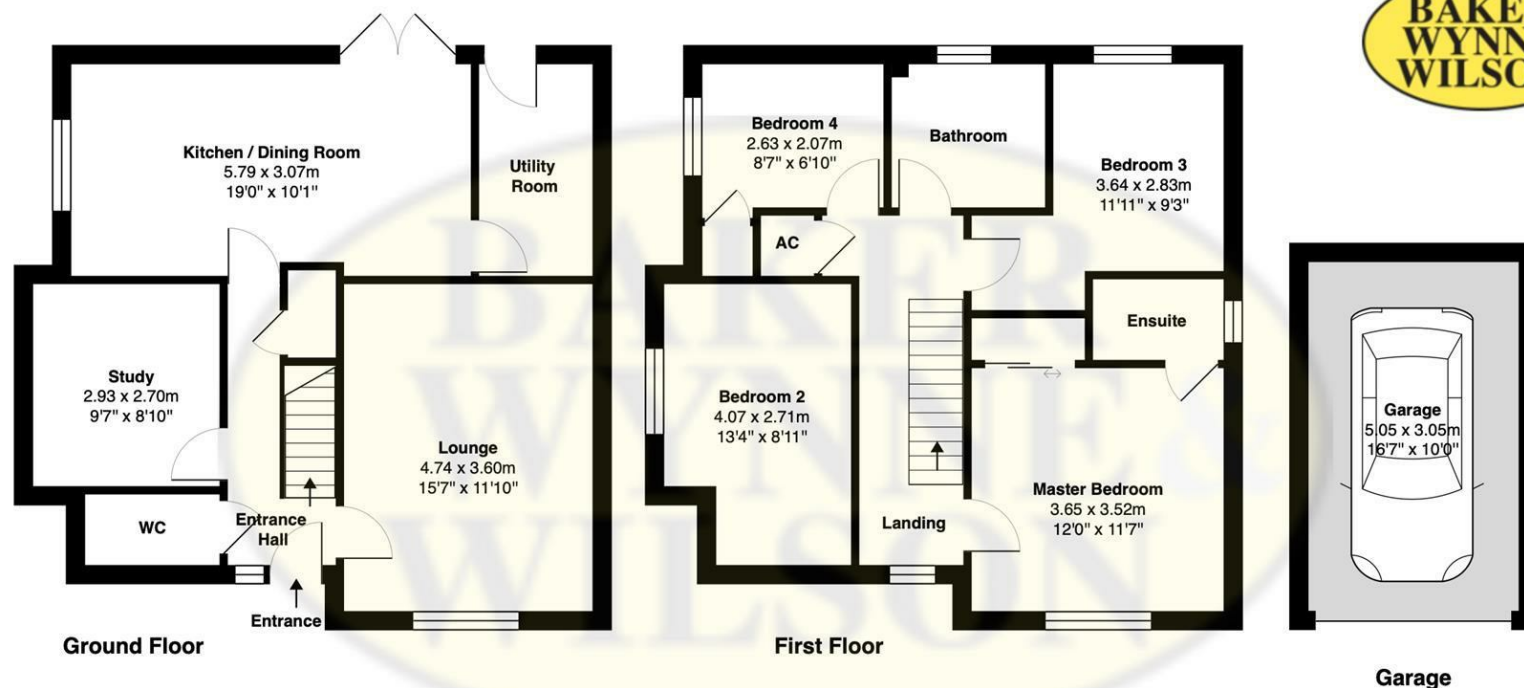


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Approximate Gross Internal Area: 136.2 m² ... 1466 ft²

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) A			94
(81-91) B		84	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.