



3 Penlington Court, Nantwich, Cheshire, CW5 6SA

Guide Price £350,000

**BAKER
WYNNE &
WILSON**

A FINE EXAMPLE OF A MODERN DETACHED FAMILY HOUSE SET IN A SELECT CUL-DE-SAC LOCALITY PARTICULARLY CONVENIENT TO NANTWICH TOWN CENTRE, DOUBLE GLAZED, GAS FIRED CENTRAL HEATING.

SUMMARY

Entrance Hall, Cloakroom, Lounge, Dining Area, L Shaped Sun Room, Kitchen, Utility Area, Access to Garage, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom, Integral Garage.

DIRECTIONS

From our Nantwich Office proceed along Beam Street, past the bus station and at the traffic lights continue straight on to Park View, take the second turning on the right into Birch Lane and then the second turning on the right into Mount Drive, first right into Penlington Court and then first left and the property is the second house on the left.

LOCATION AND AMENITIES

The historic market town of Nantwich is within immediate walking distance via pedestrian access from Penlington Court into Millstone Lane, Beam Street and onto the Square. There is also a bus stop within Millstone Lane.

Nantwich contains a variety of major stores including M&S food store, Morrisons, Aldi and Sainsbury's which the latter being located off Middlewich Road. The larger business centre of Crewe is some 4 miles and contains fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) and the M6 Motorway (junction 16) is 10 miles.

DESCRIPTION

This is a well presented four bedroom property which sits on a quite cul-de-sac road and is just a short walk in to the centre of Nantwich.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Laminated floor, double glazed front, radiator with mantle over, understairs storage area.

CLOAKROOM

White 2-piece suite, hand basin and low level W/C, half tiled walls, radiator, double glazed window.

LOUNGE

15'10" x 11'2"

Double glazed bay window, gas coal effect fire (and there is a flu in place and this fire could be converted to a proper open fire or log burner) TV point, open plan to to the dining area.

DINING AREA

9'6" x 9'5"

Laminated floor, side window, serving hatch to the kitchen, radiator, double doors leading to the Sun Room.

SUN ROOM

This being of brick base and uPVC L shaped construction with french doors leading to the garden, ceramic tiled floor, power and light, two central heating radiators.

KITCHEN

9'3" x 8'11"

An excellent range of white gloss fronted base units, one and half bowl sink unit, integrated fridge, four burner hob unit, electric double oven, two ring gas hobs and two ring electric hob units, extractor hood, part tiled walls, double glazed window, ceramic tiled floor, opening to the utility room.



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UTILITY ROOM

9'3" x 8'5"

Matching range of base units and work surfaces, sink unit, cupboards and drawers, double glazed window, personal door to the side, radiator, also access to the garage.

Integrated dishwasher and integrated washing machine. Integrated freezer.

INTEGRAL GARAGE

18'6" x 8'9"

Power and light, roller doors.

STAIRS FROM FIRST GROUND FLOOR TO FIRST FLOOR

Landing with access to loft.

MASTER BEDROOM

13'1" x 10'1"

Double glazed window to front, radiator, access to en-suite/wet room, power unit, hand basin, low level W/C, fully tiled walls and floor, Xpelair.

BEDROOM

13'7" x 8'9"

Radiator, double glazed window.

BEDROOM

12'5" x 9'9"

Radiator, double glazed window.

BEDROOM

10'6" x 7'3"

Radiator, double glazed window.

BATHROOM

White suite with panel bath, mixer tap and power shower over, vanity wash basin and cupboards under, low level W/C, fully tiled walls, radiator, double glazed window, shaver point.

OUTSIDE/GARDEN

To the front there is parking for two cars, borders, side pedestrian access leading to a private rear garden with is an extensive patio area, steps leading to a raised lawned area, well established shrubs and evergreens, well stocked borders, morning and afternoon sun, water tap point.

There is motion sensors/spotlights around the exterior of the property.

SERVICES

Mains water, electricity and drainage. Smart meter for combined gas and electric that is read monthly remotely and a water meter. 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.

COUNCIL TAX

Band D.

VIEWINGS

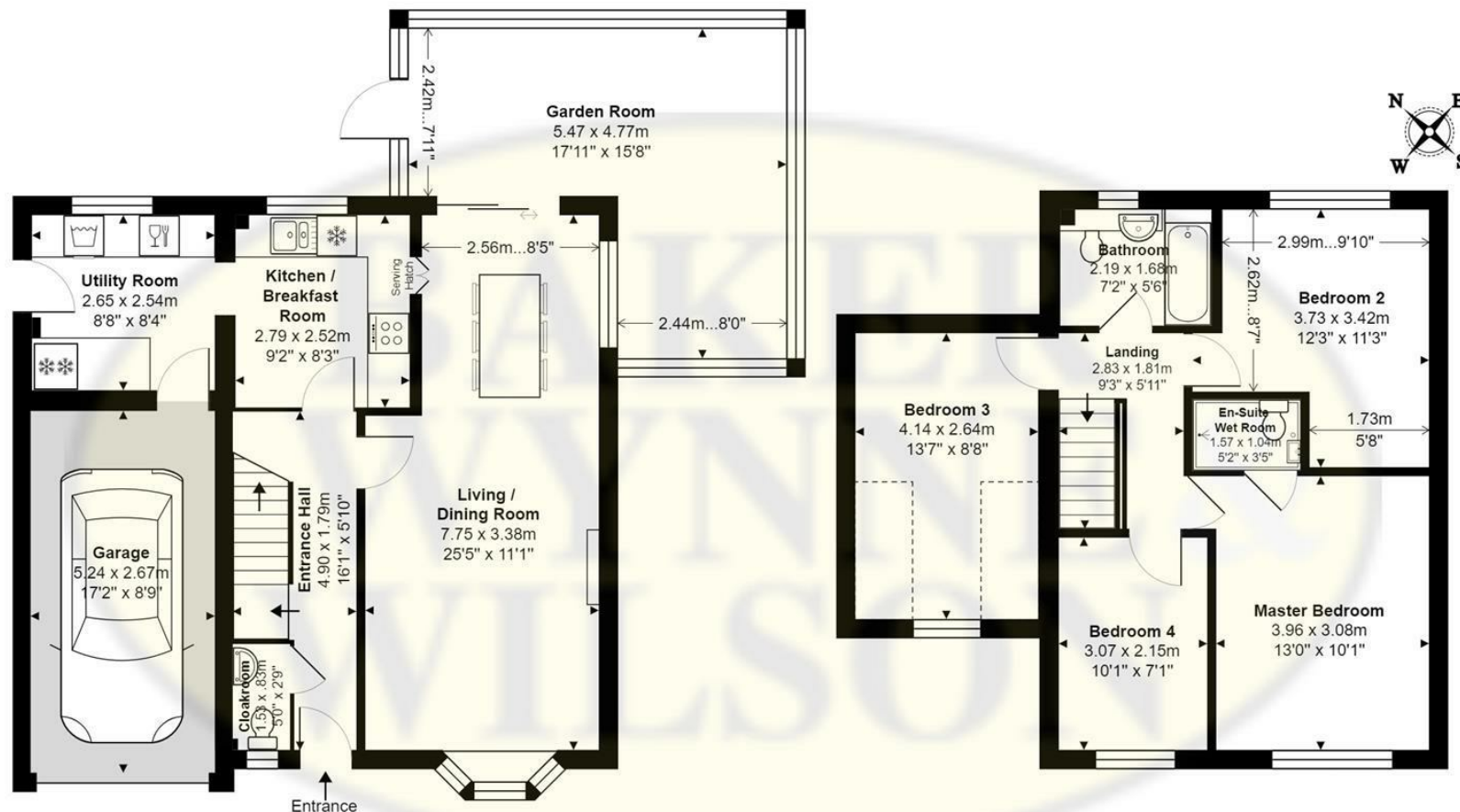
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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Ground Floor
(Includes Garage)
Floor Area: 85.5 m² ... 920 ft²

First Floor
Floor Area: 54.1 m² ... 582 ft²

3 PENLINGTON COURT, NANTWICH, CHESHIRE, CW5 6SA

Approximate Gross Internal Area: 139.6 m² ... 1502 ft² (Includes Garage)

While 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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