



76 London Road, Nantwich, CW5 6LT

Guide Price £415,000

**BAKER
WYNNE &
WILSON**

GUIDE PRICE £415,000 - £425,000

A rare opportunity to create an extraordinary contemporary family home and annexe (subject to planning permission) from a traditional format within close proximity of the town centre, standing in large south facing 0.168-acre gardens. Presently a spacious traditional detached bungalow with extensions arranged over two floors extending to 153.3m² Or 1650 ft², which is suitable for improvement, further modification, and modernisation within the context of alterations to the layout and extension. An illustrative feasibility of the properties obvious potential has been prepared by local architects to aid prospective purchasers and is now available. Estimated enlarged 5 bed, 4 Bathroom layout 200m² plus 50m² annexe.

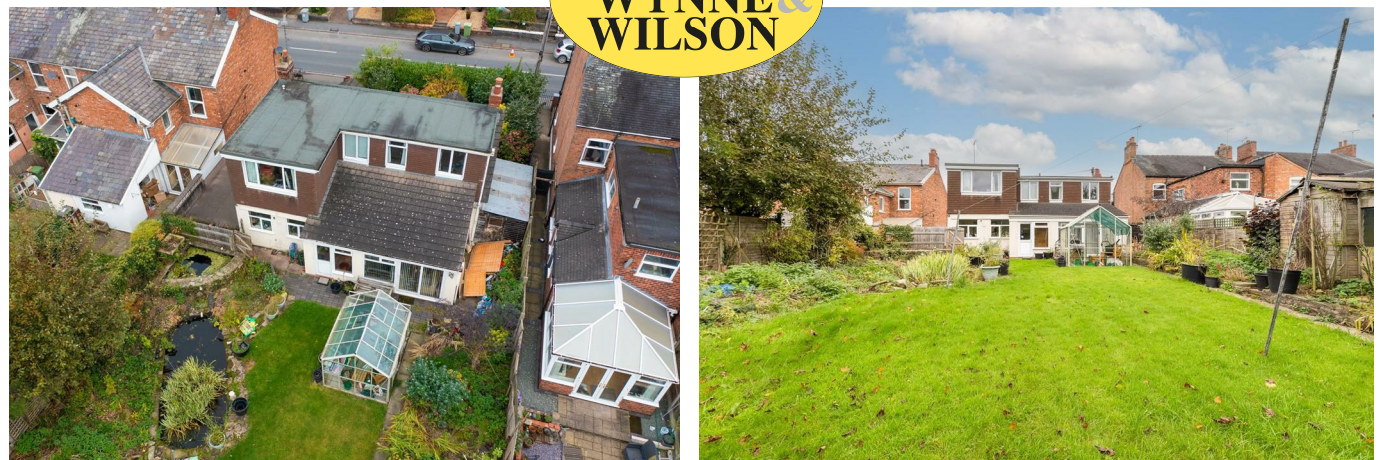
DIRECTIONS TO CW5 6LT

what3words /// armrests.caramel.sunflower

OUT AND ABOUT

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station.

Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a few festivals throughout the year including The Nantwich Show. The schools in Nantwich have an excellent reputation and places are highly sought after.



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GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

The feasibility sketches provide an illustrative example of what could be achieved when extending and renovating the existing dwelling, subject to planning approval from the local authority. The proposals create a substantial 5-bedroom property, with a layout suited to modern day living, with open-plan living, separate living and study and the option to accommodate an ground floor accessible-bedroom and shower room.

EXISTING DWELLING

GF = 105.3m²

FF = 47.9m²

PROPOSED DWELLING

GF = 50m²

FOR FURTHER GUIDANCE AND PROFESSIONAL ADVICE PLEASE CONTACT MR MICHAEL CLARKSON AT BOWER EDLESTON ARCHITECTS NANTWICH, CONTACT DETAILS AVAILABLE UPON REQUEST.

ACCOMMODATION

With approximate measurements comprises:

TOTAL 153.3m² 1650 ft²

GROUND FLOOR 105.3m² (1134ft²)

ENTRANCE HALL

10'11" x 8'6"

Radiator, electric meter cupboard.

SHOWER ROOM

Corner cubicle with electric shower, low level W/C, pedestal wash hand basin, line cupboard.

BEDROOM NO. 2

14'1" x 7'8"

Radiator.

LIVING ROOM 'L' shaped

23'6" x 14'1" reducing in part to 10'0"

Ornate fire surround to open coal effect fire, two radiators, ceiling cornices.



KITCHEN

11'1" x 9'3"

Modern white fronted units to two elevations, acrylic one and half bowl sink unit, worktop with various cupboards and drawers below, uPVC double glazed window, fitted appliances, electric cooker and hob, canopy hood.

UTILITY

13'0" x 6'5"

Radiator, fitted appliances, access to loft, quarry tiled floor, uPVC exterior door.

CONSERVATORY

13'8" x 13'0"

Radiator, uPVC double glazed doors and windows to two elevations.

DINING ROOM

10'1" x 8'11"

Radiator.

FIRST FLOOR

47'9" m2 516 ft2

Open tread turned staircase to:

MASTER BEDROOM

20'9" x 10'5"

Understairs storage, built in wardrobes and cupboards, radiator.

BEDROOM NO. 3

10'5" x 8'11"

Built in wardrobe/store cupboard 7'1" x 4'4"

Radiator.

BATHROOM

7'5" x 7'3"

Vanity wash hand basin, panel bath, low level W/C, radiator.

EXTERIOR

Mature hedging to frontage, front and side off road parking with access to the rear South facing gardens.

REAR GARDEN

Two fish ponds, well stocked borders, storage sheds and aviary, shed, aluminium greenhouse.

SERVICES

Mains water, gas, electricity and drainage. Gas central heating.

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 with vacant possession upon completion.

COUNCIL TAX

Band D.

VIEWING

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

BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request an appraisal with a local expert property Mark Johnson. Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

The sale process begins with a free market appraisal of your property





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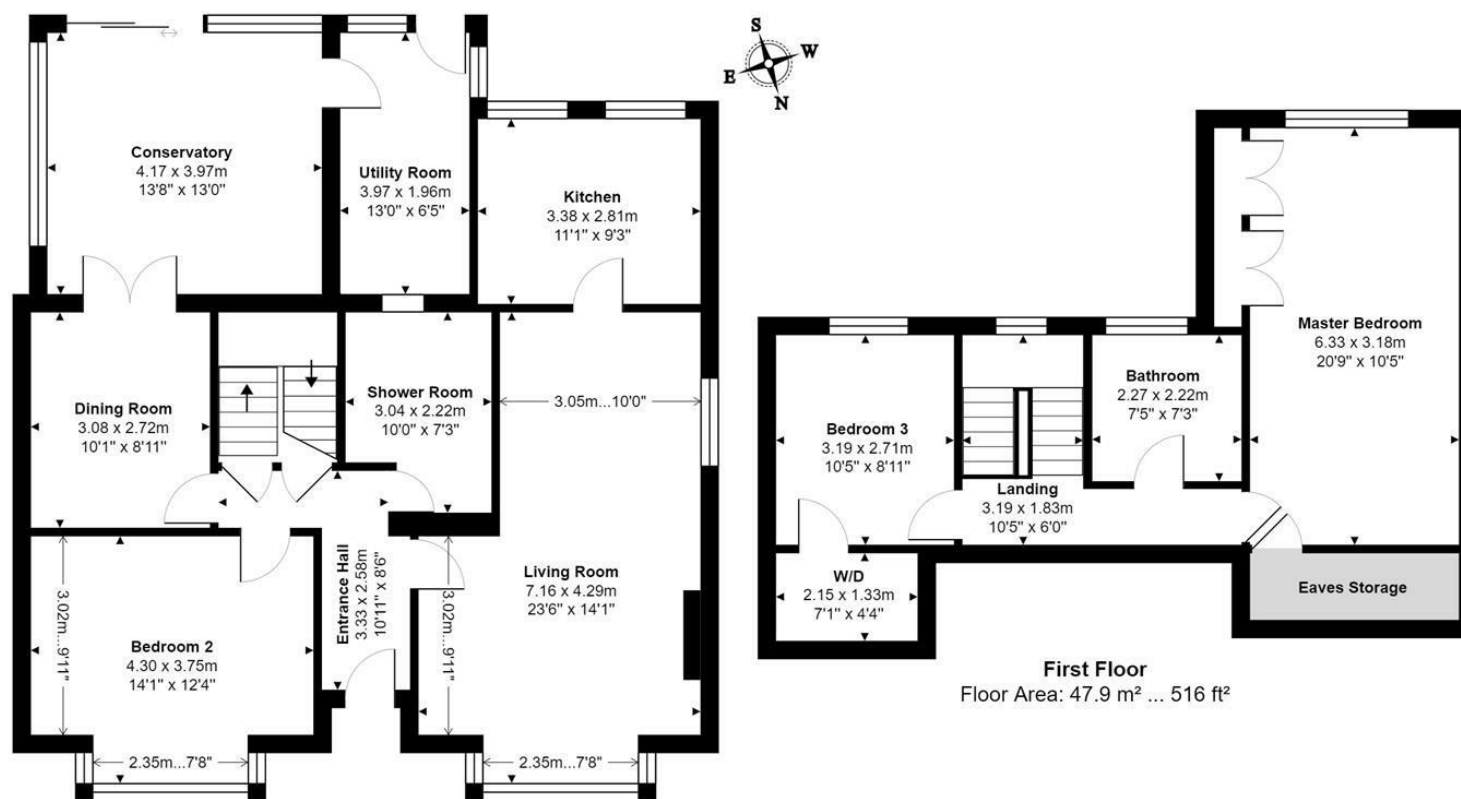


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Ground Floor
Floor Area: 105.3 m² ... 1134 ft²

76 LONDON ROAD, NANTWICH, CHESHIRE, CW5 6LT

Approximate Gross Internal Area: 153.3 m² ... 1650 ft² (excluding eaves storage)

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.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
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Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

