



58 Dig Lane, Wybunbury, Nantwich, CW5 7EY
Guide Price £320,000



In association with



Guide price £320,000 - £335,000

A desirable well presented two bedroom, extended semi-detached true bungalow in a coveted location convenient for Nantwich and Crewe as well as local schooling and Village facilities.

Standing in an expansive mature garden with a large driveway, an outstanding conservatory, and adjoining fields to the rear with an enviable south westerly aspect.

Main House – 90.6 m² (975 ft²)

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Step Into Your Forever Home – This outstanding two bedroom semi detached true bungalow is tailor-made for downsizers seeking comfort, convenience, and a lock-up and-leave lifestyle. Ideal for retirees, empty nesters, or anyone craving a manageable home in a sought-after location. Ready for a swift, stress-free move - Start your next chapter here - No Chain !

DIRECTIONS TO CW5 7EY

What3words///royally.chugging.actors

Proceed from Nantwich along Beam Street, past the Library and at the traffic lights turn right into Millstone Lane, continue straight on at the mini-roundabout, then left at the next roundabout into London Road, proceed over the level crossings and at the traffic lights continue straight on and at the roundabout take the fourth exit (signed Shavington) onto Newcastle Road, proceed along here and upon reaching the Elephant public house turn right at the crossroads into Dig Lane and the property is situated well back off the road midway down on the right hand side.



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OUT AND ABOUT

Wybunbury is a thriving village community and boasts day to day facilities including a post office/general store, two public houses, a church with the 'leaning tower of Wybunbury' and Wybunbury Delves C Of E Aided Primary School.. The popular historic market town of Nantwich is 3.3 miles away and rich with history 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 and 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 several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival. The attractive Roman city of Chester is approximately 26.5 miles away. (All travel times and distances are approximate.)

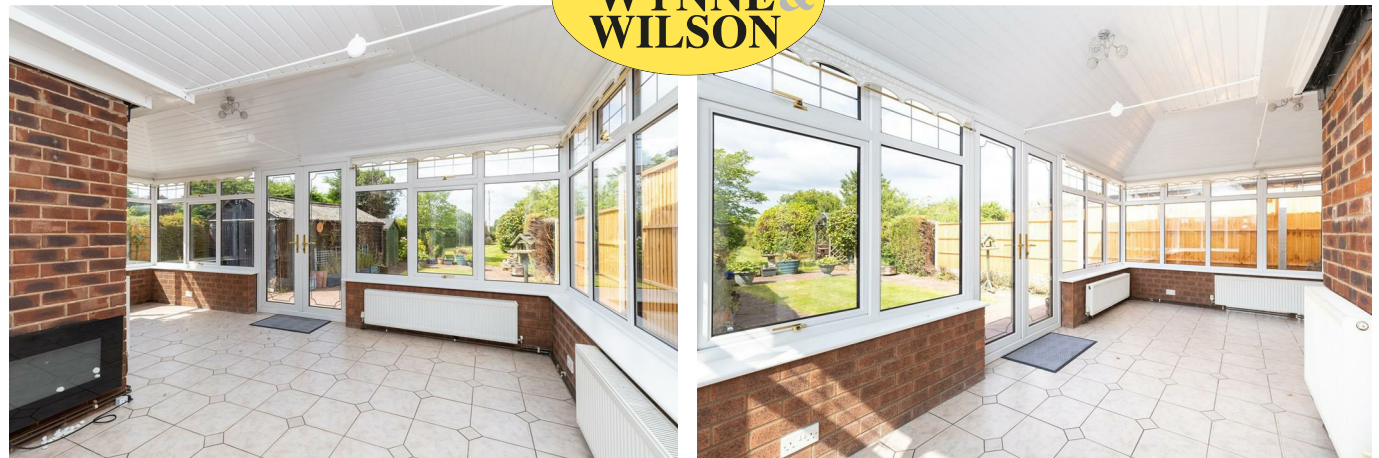
THE TOUR ACCOMMODATION

With approximate dimensions

LIVING ROOM

19'8" x 11'7"

UPVC double glazed window with opening sections, two radiators, ceiling coving, wall mounted electric fire.



INNER HALL

7'11" x 3'5"

Access to loft, central heating thermostat.

SHOWER ROOM

7'7" x 5'11"

Double screen enclosed cubicle with sliding door and overhead/hose mixer shower, vanity wash hand basin, close coupled W/C, radiator, fully tiled walls and floor.

BEDROOM MASTER 1 - REAR

11'11" x 10'11"

Built in linen store. Radiator. Twin set modern built in wardrobes. Internal upvc double doors to Conservatory.

BEDROOM NO. 2 - FRONT

11'11" x 10'11"

Upvc Double glazed window to front
Radiator

KITCHEN/BREAKFAST/DINING ROOM

16'2" x 11'7"

Split level tiled floor, modern fitted units to four elevations with a return section, fitted base drawers and cupboard with under counter appliance spaces, extensive worktop surfaces with one and half bowl single drainer sink unit, display cabinets and wall cupboard, concealed lighting.

Fitted Appliances include:

Beko single electric oven and grill,
Beko four ring gas hob with canopy hood over
Corner cupboard space with plumbing for
washing machine

Radiator

Double internal doors to:

CONSERVATORY

19'8" x 13'8" reducing to 9'8"

'L' shaped double glazed conservatory with

three radiators and wall mounted electric fire,
ceramic tiled floor, pitched and hipped
decorative ridge solid roof.

EXTERIOR

See attached plan

Title No. CH336098

Front lawned garden with well stocked mature borders, expansive tarmacadam driveway providing off road parking for numerous vehicles, metal double gates to side leading the paved patio. Lawned sections and paved pathways, detached pre cast garage/workshop, timber garden shed, numerous mature trees and shrubs, mature boundary hedging, adjoining open fields to the South Westerly boundary, various external lights,

SERVICES

Mains water gas electricity and drainage. 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.

CONSTRUCTION

Facing brickwork beneath a main pitched tile roof.

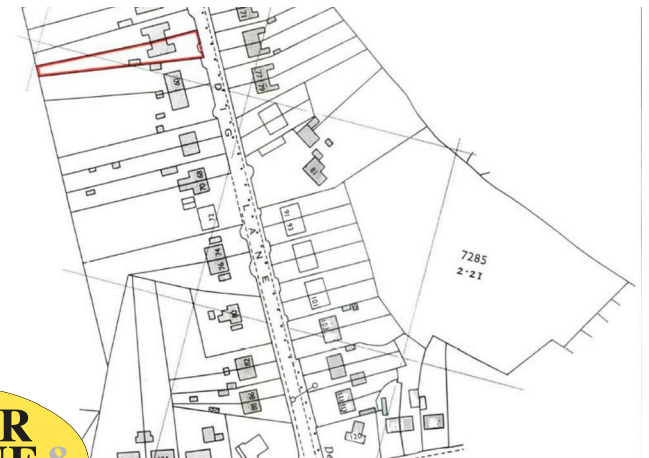
VIEWING

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214

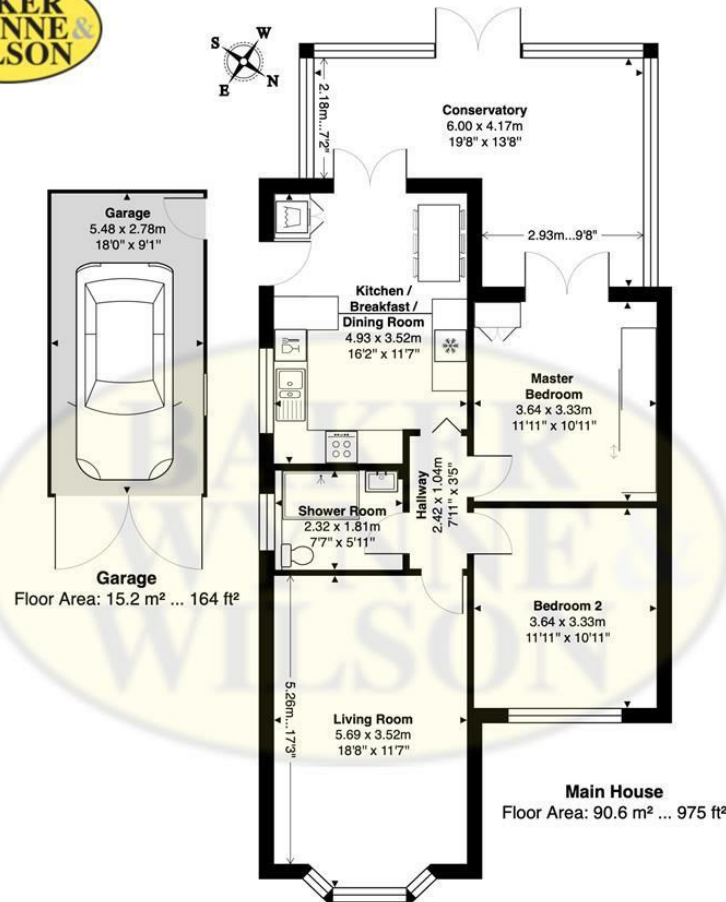




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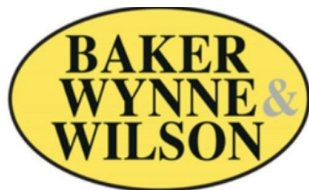
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Approximate Gross Internal Area: 105.8 m² ... 1139 ft² Includes Garage

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.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property



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