



3 Aylesbury Road, Henhull, Nantwich, CW5 6YE
Guide Price £415,000

**BAKER
WYNNE &
WILSON**

A WELL-PRESENTED DETACHED FOUR-BEDROOM HOME WITH A SPACIOUS KITCHEN/DINING ROOM, MODERN BATHROOMS, AND A LARGE GARDEN, SITUATED IN A DESIRABLE LOCATION.

SUMMARY

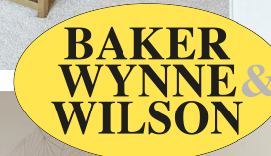
Hallway, Cloakroom, Living Room, Kitchen/Dining Room, Utility Room, Four Double Bedrooms With Built In Wardrobes, One With Ensuite, Family Bathroom, Integral Garage, Garden.

DESCRIPTION

This well-maintained detached four-bedroom home offers modern living in a sought-after location. The spacious kitchen/dining room features high-quality appliances, stone worktops, and patio doors leading to the garden. With a bright living room, generously sized bedrooms, and contemporary bathrooms, this home is ideal for anyone looking for a move-in-ready property.

DIRECTIONS

From our office, travel down Beam Street onto High Street. At the traffic lights, turn right onto Waterlode Road. At the next set of traffic lights, turn right onto Reaseheath Way. Continue on Reaseheath Way for 0.4 miles, then turn right onto Aylesbury Road, the property is on your left.



LOCATION AND AMENITIES

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 salt water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. 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 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.

Approximate Distances:

Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 4 miles.

M6 Motorway (junction 16) 10 miles.

Chester 20 miles.

Stoke-on-Trent 20 miles.

Manchester Airport is about a 45 minute drive.

HALLWAY

Wood-effect tiled floor, built-in floor mat, radiator, spotlights, access to cloakroom and storage cupboard.

LIVING ROOM

Carpet, double-glazed bay window to the front, two radiators, two pendant lights.

CLOAKROOM

Wood-effect tiled floor, low-flush W/C, pedestal sink, half-tiled walls, radiator, spotlights, extractor fan.

KITCHEN/DINING ROOM

Wood-effect tiled floor, stone worktop, one-bowl sink, integrated fridge and freezer, 5-ring gas hob, extractor fan, Zanussi dishwasher, Electrolux oven and grill, two radiators, spotlights, patio doors to the garden, double-glazed windows to the rear.



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UTILITY ROOM

Wood-effect tiled floor, white work surface, matching above and below counter cupboards, LOGIC combi boiler, pendant light, plumbing for washer and dryer, radiator, door to garden with frosted window

LANDING

Carpet, radiator, access to airing cupboard, access to loft.

MASTER BEDROOM

Carpet, two built-in wardrobes, radiator, pendant light, two double-glazed windows to the front of the property.

EN-SUITE

Laminated flooring, heated towel rail, three-piece suite comprising pedestal sink, low-flush W/C, glass shower cubicle with tiled walls, half-tiled walls, spotlights, extractor fan, frosted double-glazed window to the side.

BEDROOM TWO

Carpet, built-in wardrobe, radiator, pendant light, double-glazed window to the rear.

BEDROOM THREE

Carpet, built-in wardrobe, radiator, pendant light, double-glazed window to the front.

BEDROOM FOUR

Carpet, built-in wardrobe, radiator, pendant light, double-glazed window to the rear, half-panelled wall.

FAMILY BATHROOM

Laminated floor, half-tiled walls, frosted double-glazed window to the rear, four-piece suite comprising glass shower cubicle with tiled walls, panelled bath, low-flush W/C, pedestal sink, heated towel rail, spotlights, extractor fan.

GARAGE

Electric car charger, up-and-over garage door, pendant light.

GARDEN

Patio area, gravelled path leading to wooden decking with pergola, lawned area bordered by a flower and shrub bed with young trees and herbaceous plants, paved area down one side of the property with side access.

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

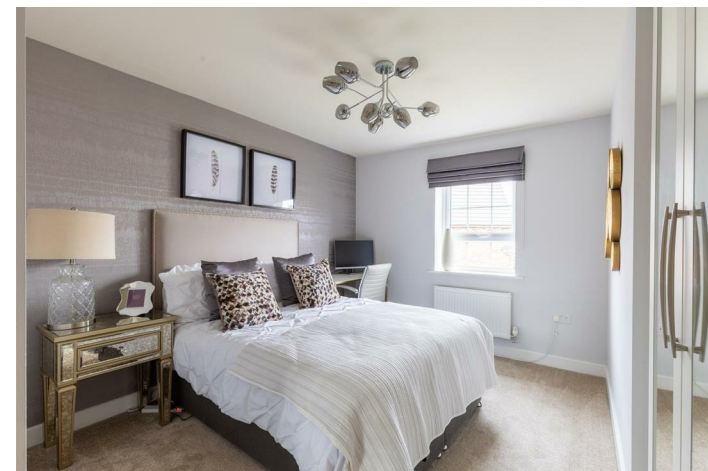
Freehold

COUNCIL TAX

Band E

VIEWINGS

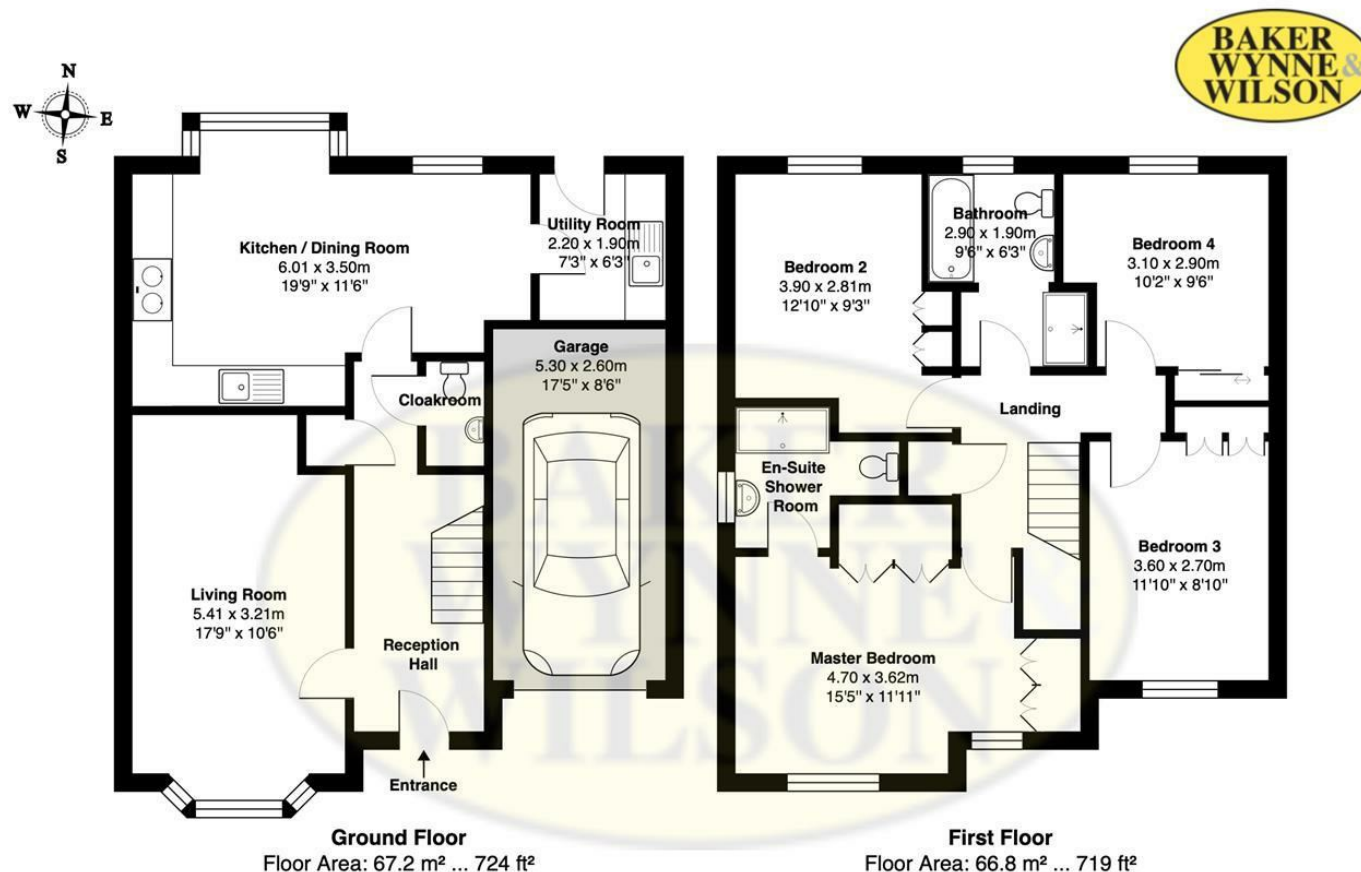
BY appointment with Baker Wynne & Wilson
01270 625214





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Approximate Gross Internal Area: 134.0 m² ... 1442 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.
Floor plan reproduced by Leon Sancese from Green House EPC Ltd 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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