



8 Broad Lane, Stapeley, Nantwich, CW5 7QL
Guide Price £495,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Cloakroom, Study/Bedroom No. 4, Inner Hallway, Kitchen/Dining/Sitting Room, Master Bedroom with Ensuite Shower Room, Two further Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area, Gardens. No Ongoing Chain.

DESCRIPTION

This most attractive detached bungalow is constructed of brick with rendered elevations under a tiled roof and approached over a blocked paved drive. This is a quite exceptional, individual, detached bungalow that has recently undergone a comprehensive programme of renovation and enlargement. The layout of the bungalow can either be three or four bedrooms to suit the requirements of a buyer so the versatility is really notable. The crowning glory being the stunning 25'6" kitchen/dining/sitting room, which runs along the back, with bi-folding doors opening directly onto the patio and enjoys a Southerly aspect over countryside. The design of this Hacker German kitchen reflects cutting edge modern taste. The bungalow has been renovated by a family firm of property specialists with an outstanding track record.

LOCATION & AMENITIES

The bungalow lies one mile South of Nantwich town centre, and 300 yards from The Globe public house. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of specialty shops and four supermarkets. Nearby Stapeley has a family friendly public house, co-operative store and other shops. Primary schools in the area include Pear Tree Primary School, St. Annes Roman Catholic School, Stapeley Broad Lane and The Weaver which are all feeder schools to Brine Leas High School/BL6 Sixth Form. Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles. The M6 motorway (junction 16) is 10 miles.

DIRECTIONS

From Nantwich, proceed along Wellington Road over the level crossings, continue for 0.8 of a mile and the property is located on the right hand side.



ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

5'2" x 4'2"

Tiled floor, inset ceiling light, composite entrance door.

CLOAKROOM

5'2" x 3'1"

White suite comprising low flush W/C and vanity unit with inset hand basin, fully tiled walls, tiled floor, inset ceiling lighting, chrome radiator/towel rail.

STUDY/BEDROOM NO. 4

12'5" x 7'6"

Designer radiator.

INNER HALLWAY

15'3" x 3'9" minimum 10'3" maximum

Fitted cupboards, double doors to kitchen/dining/sitting room, tiled floor, designer radiator, access to boarded loft with Baxi gas fired central heating boiler.

KITCHEN/DINING/SITTING ROOM

25'6" x 13'5"

A superb range of Hacker German furniture comprising floor standing cupboard and drawer units with worktops, wall cupboards, breakfast bar, Blanco single drainer sink unit with cupboards under, Neff integrated oven and microwave and four burner ceramic hob unit with pop up extractor fan, Swan integrated dishwasher, Baumatic integrated washer/dryer, integrated refrigerator and freezer, tiled floor, inset ceiling lighting, double glazed bi folding doors overlooking the patio, gardens and countryside beyond, two designer radiators.

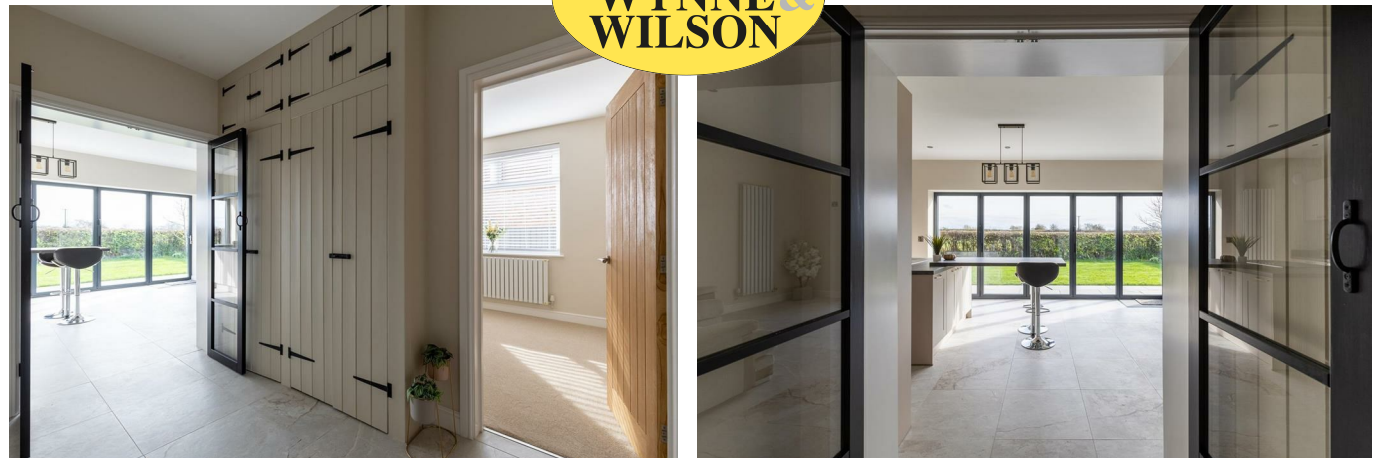
MASTER BEDROOM

13'0" x 14'3" overall

Double glazed box bay window, designer radiator.



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ENSUITE SHOWER ROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, fully tiled walls, tiled floor, chrome radiator/towel rail.

BEDROOM NO. 2

13'0" x 10'9"

Double glazed box bay window, designer radiator.

BEDROOM NO. 3

10'4" x 9'10"

Designer radiator.

BATHROOM

8'4" x 5'9"

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head and hand held shower, tiled floor, fully tiled walls, chrome radiator/towel rail.

OUTSIDE

Block paved and gravel car parking and turning area. Exterior lighting. Outside tap and power points.

GARDENS

The front garden comprises a copper beech hedge, shrubs, specimen trees, dwarf hedge, rockery and chopped slate. The rear garden is lawned with a large part wraparound Indian stone flagged patio, specimen bushes, borders and an established hedgerow boundary to the rear.

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 D.

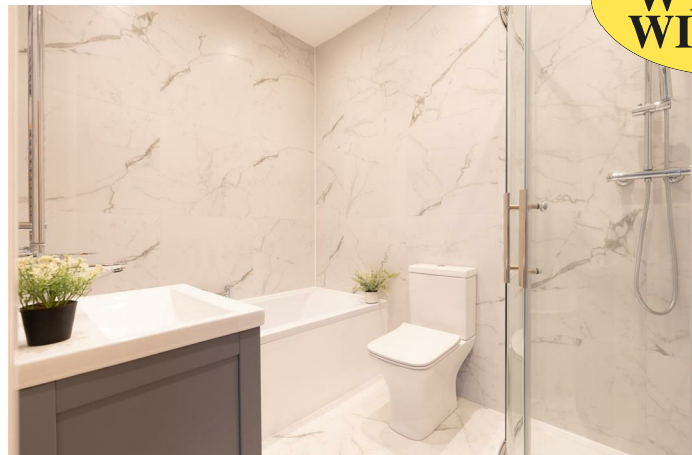
VIEWINGS

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
B733-24

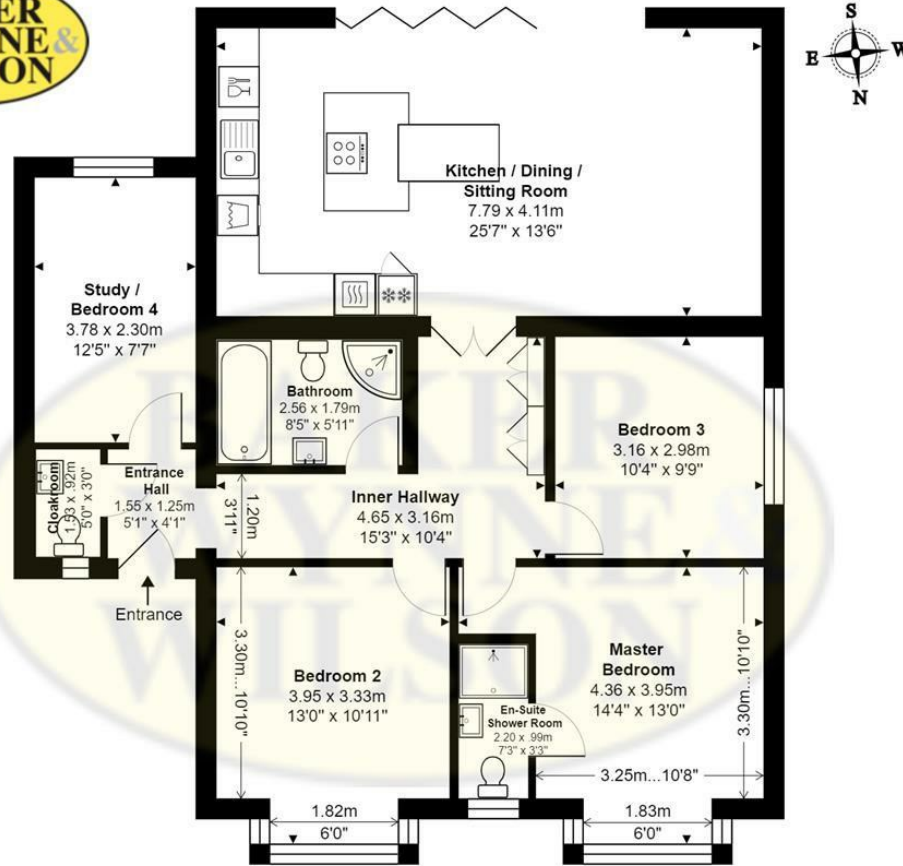




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www.bakerwynneandwilson.com



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Approximate Gross Internal Area: 102.4 m² ... 1102 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 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			84
(81-91) B			
(69-80) C		70	
(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	

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