



30 Hornby Drive, Nantwich, CW5 6JP  
For Sale By Formal Tender £475,000



*In association with*





## GUIDE PRICE £475,000

A deceptively spacious and extended detached true bungalow in a popular cul-de-sac offering three bedrooms and two bathrooms including the impressive master bedroom extension with an en suite bathroom and dressing room.

Approx. GIA 178.3 m<sup>2</sup> ( 1919 ft<sup>2</sup> including garage ) excluding car port. Potential for further expansion in the vast loft space ( subject to any necessary consents ).

A quality construction offering potential for improvement and modernisation.

## DIRECTIONS TO CW5 6JP

What3words ///cured.edgy.snipe

From Nantwich take the main Crewe Road (A530), proceed for 450 yards, turn left into Mount Drive, proceed for 450 yards, turn right into Hornby Drive and the property is located on the left-hand side.

## METHOD OF SALE - SALE BY INFORMAL TENDER

Written offers (sealed bids) to be submitted to the selling agent's office marked 30 Hornby Drive, Nantwich, CW5 6JP by Thursday 14/8/2025 before 12.00 noon.

We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract. Please contact the office if you require further details.

## GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson  
No 30 Hornby Drive stands in a delightful and much coveted cul de sac together with other similar character detached properties being arguably one of Nantwich's prime residential locations off Mount Drive, a short stroll from the town centre. This substantial detached bungalow, was built in the early 1960's by Len Cork of brick under a tiled roof. It is fully accepted that most buyers will want to modernise, and some may look to extend into the vast roof void, subject to planning permission.

In our opinion, any improvement works would be extremely worthwhile due to its enviable location and the quality properties nearby properties.



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## BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request an appraisal with a local expert 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.

## OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400- year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - YearRound Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

## APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting:

Just 5 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive

## THE TOUR

The accommodation briefly comprises:

### ENTRANCE PORCH

### HALL

Attractive herringbone pattern wood block floor, two radiators, large loft access, double built in cloaks cupboard.





**CLOAKROOM/W.C**

Close coupled W/C, radiator.

**BATHROOM**

8'6" x 7'10"

Panel bath, pedestal wash hand basin, airing cupboard/linen and storage cupboards, part tiled walls.

**LIVING ROOM**

15'10" x 14'4"

Painted surround with pink marbled inset and hearth, inset coal effect gas fire, attractive herringbone pattern block floor, two radiators.

**DINING ROOM**

8'11" x 8'11"

Attractive herringbone pattern wood block floor, radiator.

**KITCHEN**

13'2" x 8'10"

Original units to three elevations, wall and base storage, inset stainless steel sink units, stainless steel gas hob, plumbing for dishwasher, built in microwave and oven.

**GLAZED ENCLOSED REAR PORCH**

5'2" x 5'0"

**BOILER/UTILITY ROOM**

6'4" x 4'8"

Glow Worm gas fired boiler, Ideal Mexico boiler, (dual system), space for appliances.

**MASTER BEDROOM NO. 1**

20'7" x 16'9"

Four radiators, three windows, bedside wall light points.

**ENSUITE DRESSING ROOM**

12'2" x 7'1"

Full length triple front wardrobes, radiator.

**ENSUITE BATHROOM**

12'2" x 7'0"

Tile panel bath with screen and mixer shower over, bidet, W/C, vanity wash hand basin with shelving and cupboards, W/C, radiator.

**BEDROOM NO. 2**

11'4" x 11'2"

Attractive woodblock floor, radiator.

**BEDROOM NO. 3**

21'7" x 8'10" max measurements

Radiator, built in mirror, fronted wardrobes, pedestal wash hand basin.

**EXTERNALLY**

SEE ATTACHED PLAN

Cul de sac. Front lawned garden with well screened boundary formed by shrubbery borders. Brick paved pathway extending to the driveway and carport.

Car port (25'3" x 9'5")

Detached garage (20'5" x 10'1") with electric roller door.

Delightful rear garden with raised seating areas, patio, lawn, summerhouse, generally private with mature boundary screening.

**SERVICES**

Mains water, gas, electricity, and drainage.

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.

**COUNCIL TAX**

Band E.

**TENURE**

Freehold vacant possession upon completion

**CONSTRUCTION**

Brick and tile principal construction

**AGENTS NOTE**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

**VIEWING**

By appointment with sole agents Baker Wynne and Wilson. First open day 2025 - please contact the office for an appt.







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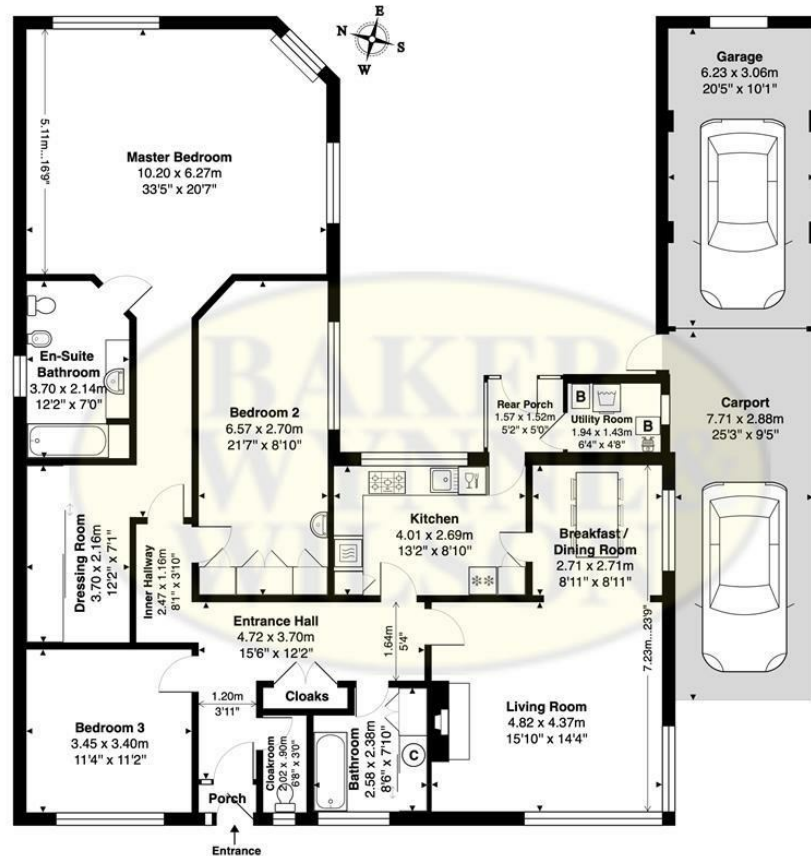
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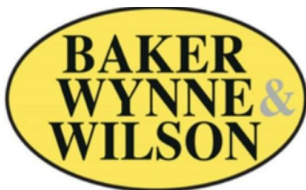
30 HORNBY DRIVE, NANTWICH, CHESHIRE, CW5 6JP

Approximate Gross Internal Area: 178.3 m<sup>2</sup> ... 1919 ft<sup>2</sup> (Including Garage, excluding carport)

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 2025. Copyright.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 76                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 47                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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



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