



**PRIORY**  
PROPERTY SERVICES



**3 Bedrooms. A Fantastic Opportunity To Acquire This Deceptively Spacious Extended Semi Detached Cottage Located Just A Short Distance From The Popular 'Sound Common' & Local Primary School. Master Bed With En-Suite.**



**Sound Heath Sound Nantwich CW5 8BU**

**£385,000**

**ENTRANCE HALL** 10' 0" x 8' 2" (3.05m x 2.49m)*maximum and into the stairs*

Quality timber effect laminate floor. Wall light points. Double glazed modern composite door towards the front elevation. Turn flight spindle staircase allowing access to a galleried landing. Vaulted ceiling. uPVC double glazed windows to both the side and front elevations. Large dormer with uPVC double glazed window to the front elevation. Panel radiator. Door allowing access into the extended lounge diner. Further door to the ground floor w.c.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Wash hand basin with hot and cold taps. Timber effect laminate flooring. Part tiled walls. Ceiling light point. uPVC double glazed window towards the side elevation.

**LARGE L-SHAPED EXTENDED LOUNGE DINER** 23' 10" x 21' 2" *narrowing to 11' 0" 7.26m x 6.45m*

Brick chimney breast with brick hearth. Multi-fuel burner. Oak mantel above. uPVC double glazed feature windows to either side of the chimney breast. Quality timber effect laminate flooring throughout the room. Two panel radiators. Various low level power points. Inset ceiling lights. Wall light points. Part glazed door allowing access to the front family room. Serving hatch and stable door to the kitchen. uPVC double glazed double opening french doors allowing access to both the side and rear allowing pleasant views of the long, established rear garden.

**EXTENDED KITCHEN** 18' 10" x 7' 8" *approx. (5.74m x 2.34m)*

Quality timber built kitchen with eye and base level units. Base units having extensive work surfaces above. Extending down to a table area/breakfast bar. Tile splash-backs. Various power points over the work surfaces with down lighting. Part of the kitchen has a vaulted ceiling with exposed timber beams. Ample space for slide-in gas or electric cooker. Currently houses a Leisure Rangemaster 110 that is included. Neff extractor fan. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for free standing fridge or freezer. Built-in Smeg dishwasher. High level built-in fridge. Good selection of drawer and cupboard space. Two panel radiators. Tiled flooring. uPVC double glazed window to the side elevation allowing pleasant views of the patio. Further door to the utility.

**UTILITY ROOM** 7' 8" x 7' 2" (2.34m x 2.18m)

Fitted range of eye and base level units. Base units having work surfaces above. Power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Ample space for dryer. Tile floor. Panel radiator. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. uPVC composite stable door to the side elevation.

**FAMILY ROOM** 12' 0" x 11' 0" (3.65m x 3.35m)

Attractive exposed chimney breast with fitted multi-fuel stove fire on a brick hearth. Wall light points. Exposed timber beams to the ceiling. Quality timber effect laminate flooring. Panel radiator. uPVC double glazed window to the front.

**FIRST FLOOR LANDING**

Split level landing with a vaulted ceiling. uPVC double glazed dormer window to the front elevation. Attractive timber beams to the vaulted ceiling. Wall light point. Impressive turn flight staircase to the ground floor entrance hall. Steps lead up to the second part of the landing to doors to principal rooms. Ceiling light points.

**MASTER BEDROOM** 14' 8" x 12' 8" (4.47m x 3.86m) *approx.*

Extended room. Entrance recess area. Two panel radiators. Wall and ceiling light points. Loft access point. Door allowing access to the en-suite. Recess ideal for wardrobes. Good area for dressing table. uPVC double glazed window to the rear allowing fantastic views over the long, established garden and open countryside.

**EN-SUITE** 6' 2" x 5' 0" (1.88m x 1.52m)

Low level w.c. Pedestal wash hand basin with hot and cold taps. Tiled shower cubicle with glazed door and glazed side panel. Wall mounted Triton electric shower. Ceiling light and extractor fan. Panel radiator. uPVC double glazed window to the side elevation.

**BEDROOM 2** 10' 10" x 9' 6" (3.30m x 2.89m) *excluding recess area.*

Extended with good size entrance recess area ideal for dressing table. Two panel radiators. Ceiling light point. Low level power points. uPVC double glazed window allowing fantastic views of the long, established rear garden and open countryside beyond.

**BEDROOM 3** 12' 0" x 11' 0" (3.65m x 3.35m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views of the wooded area.

**EXTENDED BATHROOM** 11' 0" *maximum into the bath x 7' 0" (3.35m x 2.13m)*

Three piece suite comprising low level w.c. Pedestal wash hand basin with hot and cold tap. Panel bath with hot and cold taps. Part tiled walls. Panel radiator. Shaving point. Ceiling light point. Inset ceiling light point above the bath. Cylinder cupboard with slatted shelves and hot water cylinder.

### EXTERIOR FRONT

Property is approached by a wide gravel driveway allowing off road parking for one to two vehicles. Double opening timber gates allowing access to a further off road parking area and easy pedestrian access to the rear. Front garden has a raised well stocked flower and shrub border set behind attractive brick walling. Meandering flagged and gravelled pathway with gated access to the road. Large canopied entrance with lantern reception light. Modern composite door allowing access to the property from the front.

### EXTERIOR SIDE AND REAR

The side of the property has a good sized gravel area with double opening gates to the front. Step up to a set of uPVC double glazed french doors to the lounge diner. Directly at the rear is an extensive indian stone flagged patio area that enjoys the majority of the all day to later evening sun. Security lighting. Easy pedestrian access to the rear of the property via the kitchen or lounge diner. Outside water tap. Step up to a good sized patio / hard standing with outside power, surrounded by attractive low level brick walling. Currently houses a hot-tub. Just beyond is a lean-to wood storage area. Mixture of brick pillars and timber fencing to the right hand side of the boundary with reception lighting. The long rear garden is mainly laid to lawn with well stocked flower and shrub borders set behind modern railway sleepers. Timber fencing forming the left hand and rear boundaries. Outside power halfway up and to the left of the garden. Towards the head of the garden is a large hen coup and hardstanding for timber sheds.

### VIEWING

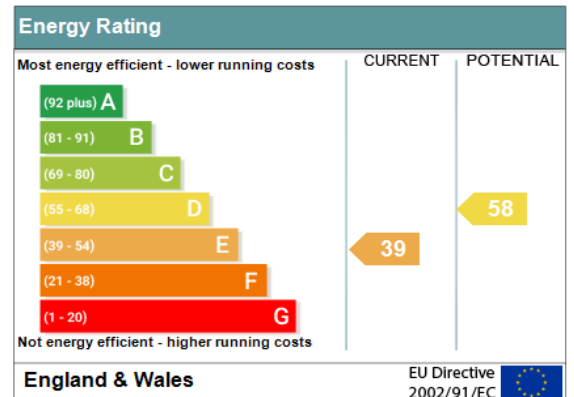
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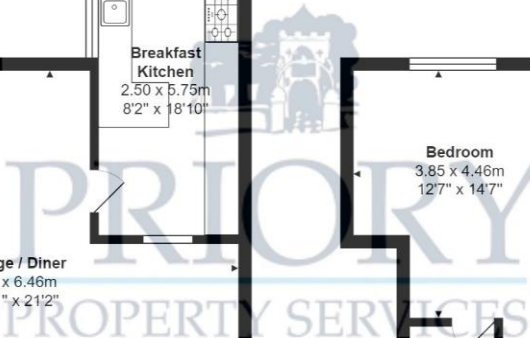
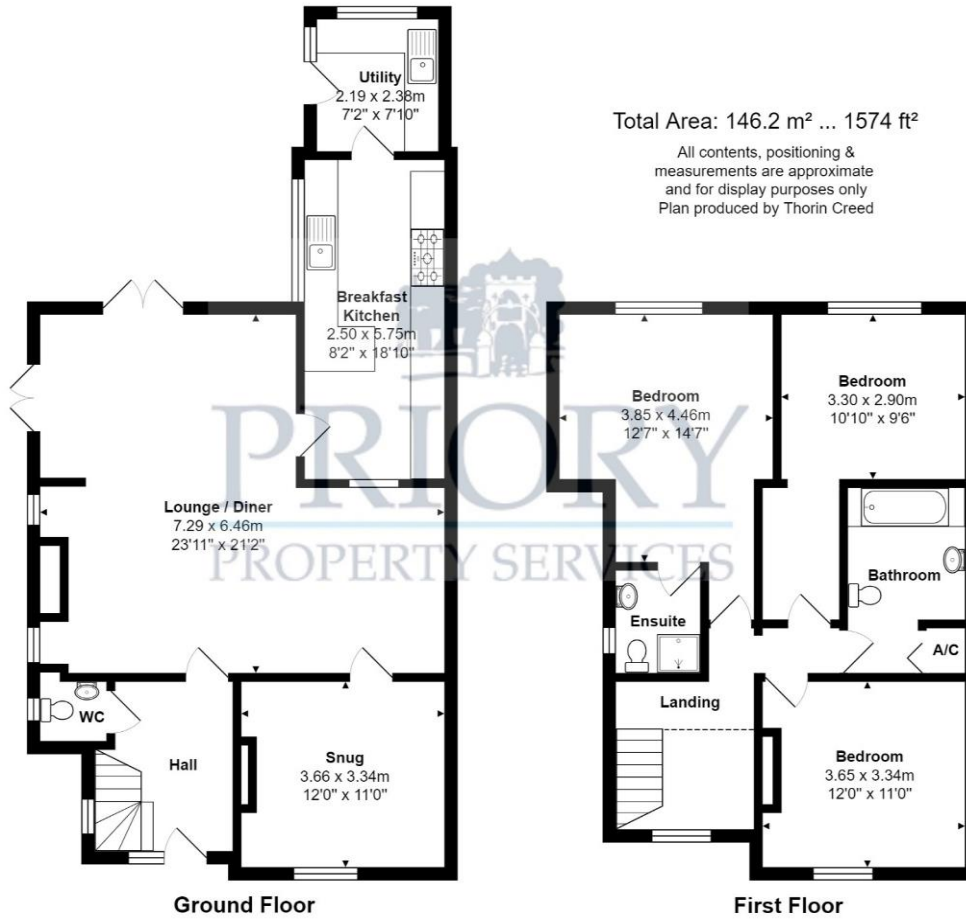






Address: CHAPEL COTTAGES, SOUND HEATH, SOUND, SOUND, C...  
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PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.