



4 Balmoral Place, Willaston CW5 7HN





A superb and delightfully enhanced four bedroom detached modern family home in a highly sought after location standing upon a generous corner plot within a tranquil close. Large detached double garaging, adjoining superior carport/motorhome port and delightful landscaped gardens with lovely surrounding aspects. Viewing highly recommended.

- An impeccable modern detached family home
- Standing in a generous corner plot within a quiet close
- Delightful landscaped gardens with lovely surrounding aspects
- Detached double garaging and adjoining superior carport/motorhome port
- Superbly enhanced with a range of appealing features
- Reception hall, cloakroom and lounge with feature fireplace
- Fully appointed open plan family dining kitchen and utility room
- Stunning garden room/conservatory enjoying lovely views over the rear gardens
- Master bedroom with en-suite, three further bedrooms and family bathroom
- Viewing highly recommended



#### Agents Remarks

This superb modern detached property was built by renowned local developers Linden Homes to a superior standard and has subsequently been enhanced to a significant degree. The house is located on the periphery of the popular village of Willaston which provides excellent junior schooling, shops and facilities that cater for day to day requirements and is a short distance away from the charming historic town of Nantwich. 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 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 is just 3 miles away. 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 a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

### Property Details

The property stands in a tranquil cul-de-sac location and is fronted by an extensive driveway and parking area, accommodating a large number of vehicles and leads to a detached double garage with an adjoining carport suitable for a motorhome or large caravan. An impressive circular paved pathway leads to a covered porch with a high quality double glazed panel door allowing access to:

#### Reception Hall

With a spindle staircase ascending to first floor galleried landing, under-stairs cupboard, dado rail, coved ceiling and a panel door leads to:

#### Cloakroom

With WC, chrome towel radiator, vanity wash basin with cupboard beneath, tiled walls, coved ceiling and recessed ceiling lighting.

From the Reception Hall a panel door leads to:

#### Lounge 19' 9" x 11' 11" max (6.01m x 3.62m max)

With an attractive central fireplace with marble insert and hearth and incorporating a living flame effect fire, dado rail, coved ceiling, uPVC double glazed window to front elevation and double glazed double doors with double glazed side panels to Garden Room/Conservatory.

From the Reception Hall a panel door leads to:

#### Open Plan Living Family Dining Kitchen 16' 4" max x 19' 1" max (4.97m max x 5.82m max)

Comprehensively equipped with a superb range of high quality base and wall mounted units, quartz working surfaces, NEFF four ring induction hob with NEFF filter canopy over, NEFF built-in double electric ovens with NEFF integrated dishwasher, NEFF microwave and warming drawers beneath, underslung sink unit with mixer tap and Quooker tap, large quartz-topped central dining island incorporating cupboards and wine cooler beneath, contemporary column radiators, coved ceiling, recessed ceiling lighting, two wall light points, uPVC double glazed double door with uPVC double glazed side panels overlooking rear gardens, attractive tiled flooring, uPVC double glazed doors to Conservatory/Garden Room and a panel door leads to:



### Laundry/Utility Room

With radiator, coved ceiling, recessed ceiling lighting, range of kitchen units, plumbing for washing machine, sink unit with mixer tap, space for tall fridge/freezer, uPVC double glazed door to outside, tiled flooring and uPVC double glazed window to front elevation.

From the Living Family Dining Kitchen uPVC double glazed doors lead to:

### Large Impressive P-shaped Garden Room/Conservatory 12' 10" max x 21' 3" (3.90m max x 6.47m)

With uPVC double glazed windows to side and rear elevations, uPVC double glazed door to patio, uPVC double glazed double doors to further patio area, recessed ceiling lighting and radiator.

### First Floor Landing

With radiator, coved ceiling, panel door to airing cupboard incorporating lagged cylinder and shelving, access to loft and a panel door leads to:

### Master Bedroom 12' 10" max x 12' 6" (3.92m max x 3.80m)

With a uPVC double glazed window to front elevation, radiator, two fitted double wardrobes incorporating railing and shelving, coved ceiling and a panel door leads to:

### Contemporary En-Suite Shower Room

With full width fully tiled shower enclosure incorporating screen door and overhead shower, large vanity wash basin with drawer beneath, WC, tiled walls chrome towel radiator, recessed ceiling lighting, tiled flooring and uPVC double glazed window.

### Bedroom Two 10' 4" max x 12' 6" (3.15m max x 3.80m)

With a uPVC double glazed window to rear elevation, radiator, two fitted wardrobes incorporating railing and shelving and coved ceiling.

### Bedroom Three 11' 2" x 9' 1" max (3.41m x 2.76m max)

With coved ceiling, radiator and uPVC double glazed window to front elevation.

### Bedroom Four 8' 2" x 10' 10" (2.50m x 3.31m)

With coved ceiling, radiator and uPVC double glazed window to rear elevation.

### Family Bathroom

With a panel bath incorporating shower screen and overhead shower, tiled walls, tiled flooring, chrome towel radiator, vanity wash basin with drawer beneath, WC, coved ceiling, uPVC double glazed window and recessed ceiling lighting.



### Externally

The property benefits from a tranquil corner position with grounds extending to the front side and rear. The gardens incorporate landscaped lawned areas, a superior ornamental garden pond, extensive patio and timber garden chalet. The gardens are bordered by high fencing and mature shrubbery to all sides. The detached garage and adjoining spacious carport are of particular benefit to the property and could be utilized for a variety of usages if required.

### Detached Double Garage

With twin up and over doors, side personal door, light and power.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont).

### Viewings

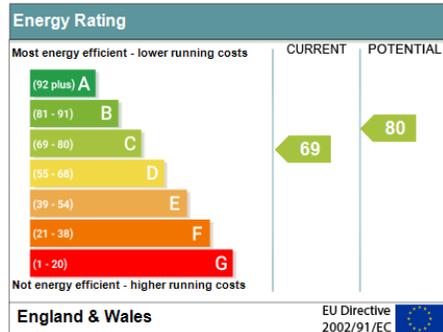
Strictly by appointment only via Cheshire Lamont.

### Directions

Proceed out of Nantwich along London Road over the level crossing and continue over the traffic lights and past Cheerbrook Farm on the left. At the roundabout take the 2nd exit onto Cheerbrook Road and take the 3rd right hand turning onto Kensington Drive. Turn left onto Balmoral Place where Hawthorns is situated at the bottom right hand corner of the cul-de-sac.

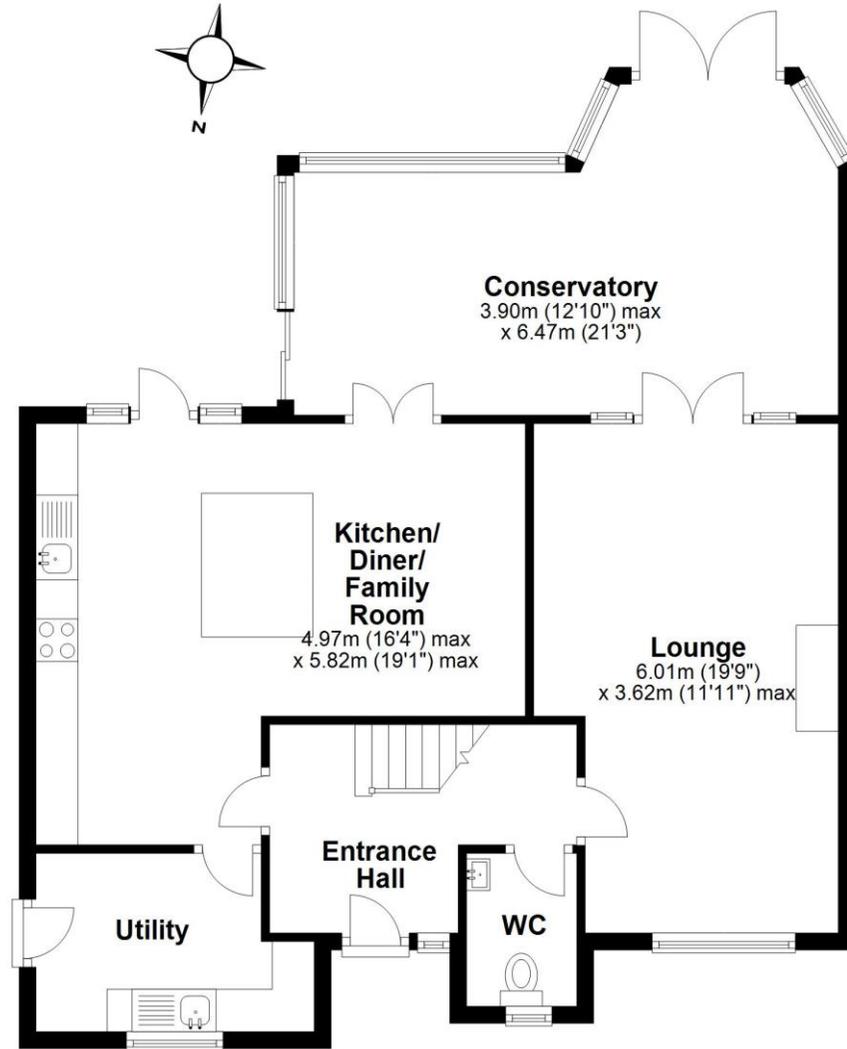


Address: 4 Balmoral Place, Willaston, NANTWICH, CW5 7HN  
RRN: 1500-3970-0222-0392-3743



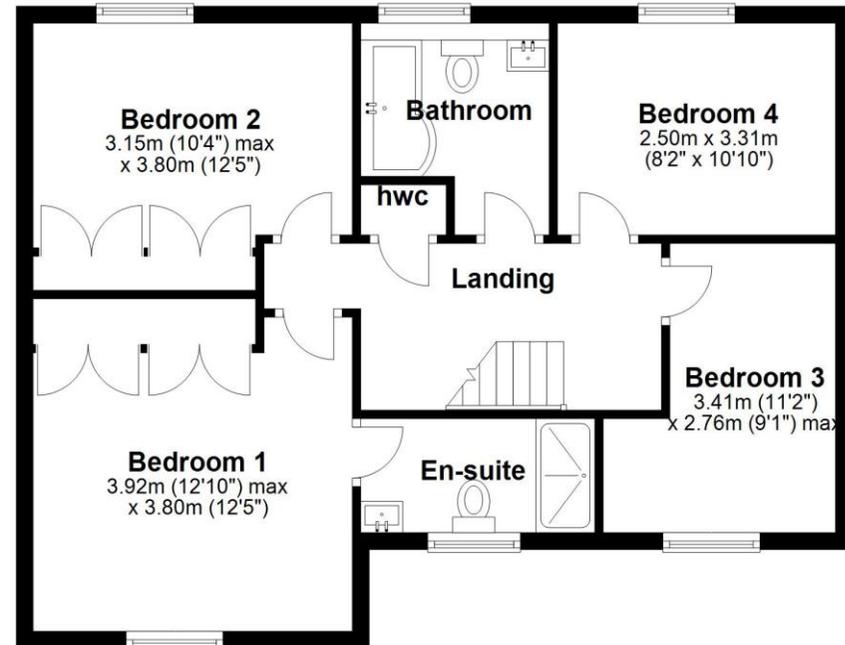
### Ground Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



### First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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