



28 Broughton Lane, Wistaston CW2 8JP



A simply exceptional and impeccably appointed traditional bow fronted 1930's semi-detached period house in a highly regarded location enjoying extensive gardens bordering Wistaston Brook with a wide range of superb fixtures and fittings of the highest quality. Large split-level decked entertaining terrace, further paved Indian stone terrace and lawned gardens. Impressive professionally constructed detached garden cabin for a variety of uses. Viewing highly recommended.

- A simply stunning bow fronted semi-detached period house
- Situated in a highly regarded location bordering Wistaston Brook
- Driveway and delightful extensive rear gardens with decked and Indian stone terraces
- Professionally constructed detached timber cabin
- Reception Hall, cloakroom and bow fronted lounge with attractive feature chimney breast incorporating log burning stove
- Impeccably appointed open plan living family dining kitchen with doors to rear gardens and utility room
- Three first floor bedrooms and luxuriously appointed bathroom
- Viewing highly recommended



#### Agents Remarks

This superb traditional three bedroom 1930's period property stands in a fine location bordering Wistaston Brook with lovely surrounding aspects nearby to services, shops and highly regarded schooling within Wistaston. A viewing is highly recommended to fully appreciate this lovely home.

#### Property Details

An edged tarmac driveway approaches the property to the front and leads to a parking area with an additional parking area to the side. The property is fronted and bordered by neat privet hedging and a pitched tiled and pillared porch stands to the front with a raised cobbled stone step ascending to a handsome arched uPVC double glazed door surround incorporating a high quality uPVC double glazed composite door which allows access to:

#### Reception Hall

A delightful entrance to the property with a recently installed exposed Oak and glass staircase ascending to first floor galleried landing,



original Oak Herringbone wood block floor, leaded and stained glass porthole window to side elevation, contemporary column radiator and an exposed Scotch pine door leads to:

#### **Cloakroom**

With WC, wall mounted wash basin, tiled wall and uPVC double glazed window to side.

From the Reception Hall a sectional exposed Scotch pine door leads to:

#### **Lounge 11' 7" x 12' 7" (3.54m x 3.83m)**

With a uPVC double glazed bow window to front elevation, chimney breast with stone raised recessed hearth incorporating log burning stove and a television aerial point.

From the Reception Hall an exposed Scotch pine door leads to:

#### **Open Plan Living Family Dining Kitchen 11' 7" max x 20' 10" max (3.54m max x 6.35m max)**

Enjoying delightful aspects over extensive rear gardens and large decked terrace.

#### **Living/Dining Area**

With uPVC double glazed double doors to rear gardens, recessed ceiling lighting, double radiator and Oak effect plank floor.

#### **Kitchen Area**

Comprehensively equipped with a superb range of high quality base and wall mounted units comprising cupboards and drawers, pull-out pantry cupboard, single drainer sink unit with mixer tap, integrated fridge and freezer, double electric oven, four ring induction hob with filter canopy over, integrated dishwasher, part tiled walls, Oak effect plank floor, uPVC double glazed window to side elevation, recessed ceiling lighting and a door leads to:

#### **Utility Room 4' 11" x 7' 10" (1.51m x 2.39m)**

With three wall mounted cupboards, plumbing for washing machine, space for tumble drier, cupboard incorporating wall mounted gas fired central heating boiler and a uPVC double glazed window to rear elevation.

#### **First Floor Galleried Landing**

With a uPVC double glazed window to side elevation, access to loft and an exposed Scotch pine door leads to:

#### **Bedroom One 11' 7" x 12' 7" (3.54m x 3.83m)**

With a uPVC double glazed bow window to front elevation and double radiator.

#### **Bedroom Two 11' 7" x 12' 7" (3.54m x 3.83m)**

With full height fitted wardrobes, uPVC double glazed window to rear elevation providing delightful aspects over surrounding gardens and to



the Brook, panelled walling, Herringbone Oak plank floor and contemporary radiator.

**Bedroom Three 7' 7" x 5' 5" (2.32m x 1.66m)**

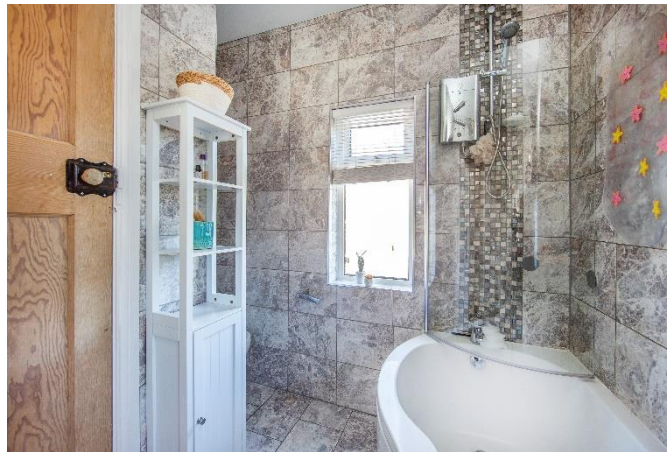
With a column radiator and a uPVC double glazed window to front elevation.

**Bathroom**

With a P shaped bath incorporating curved shower screen and shower over, WC, chrome towel radiator, pedestal wash basin, tiled walls, tiled floor, recessed ceiling lighting and a uPVC double glazed window.

**Externally**

The property enjoys a delightful rear garden with an extensive decked terrace with decked steps descending to an attractive relaxation area incorporating an artificial lawn area and an Indian stone path and glazed gate leads to Indian stone steps descending to an Indian stone terrace with extensive lawned gardens extending beyond, bordered by neat privet hedging and adjoining Wistaston Brook at the rear. The property benefits from an exceptionally useful, recently constructed detached timber cabin.



**Detached Timber Cabin 17' 2" x 10' 4" (5.22m x 3.15m)**

Of professional construction with full height uPVC double glazed windows, uPVC double glazed double doors to front, light, kitchenette area, plank floor, power and a warm and cold air conditioning system. This is a very versatile space ideal for home office use or hobby use. NB A planning application has been made to achieve home office planning consent.

**Tenure - Freehold.**

**Services**

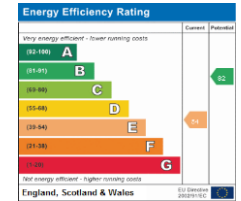
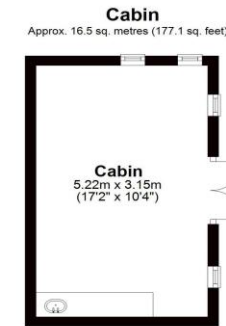
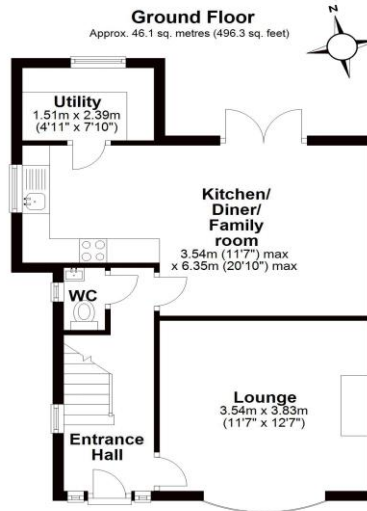
Mains gas, electric and water (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed towards Crewe along Crewe Road. Upon reaching Wistaston turn left into Broughton Lane where the property is situated on the right hand side.



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.

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