



**CHESHIRE  
LAMONT**

**95 Main Road, Worleston, Near Nantwich CW5 6DN**

A spacious and highly individual detached house in a prime position within the centre of Worleston village benefiting from large gardens and patio area to the rear and bordering open fields offering some further potential for individual enhancement and extension. Detached garage. Early completion available. Offers considered.

- A highly individual four bedroom detached house
- In the centre of Worleston village
- With large gardens and patio to the rear, bordering open fields
- Providing further potential for enhancement and extension
- Spacious reception hall, lounge, cloakroom, utility room and large open plan dining kitchen with AGA
- Master bedroom with en-suite, three further double bedrooms and family bathroom
- Extensive driveway, parking and detached garage
- Within a superb location nearby to sought after Junior schooling and Rookery Hall
- Offers invited for early sale

#### Agents Remarks

Worleston village is an attractive village to the North of Nantwich and provides all the requisites of village life with a well attended local Church, St Oswalds Junior School, catchment for Malbank High School, village shop with a renowned bakery, The Royal Oak Public House and adjoining woodfire pizza establishment and the famous Rookery Hall, Gym and Spa. Nearby 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

#### Property Details

A wide entranceway leads to a double width tarmac driveway providing excellent parking facilities to the front with an ornamental circular stone feature patio to the front area within low walling. The driveway continues to the side of the property. A brick pillared covered porch with quarry tiled floor leads to a uPVC fan glazed door with full height uPVC double glazed window which allows access to:



### Spacious Reception Hall

With tiled floor, coved ceiling, staircase with half landing returning to first floor, understairs cupboards, dado rail, two radiators and a panel door leads to:

### Cloakroom

With half height tiled walls, wall mounted wash basin, WC chrome towel radiator, uPVC double glazed window and tiled floor.

From the Reception Hall a panel door leads to:

### Lounge 17' 5" x 11' 11" (5.30m x 3.64m)

With a uPVC double glazed deep bow window to front elevation, double radiator, coved ceiling, central fireplace within attractive surround and with raised marble hearth incorporating living flame gas fire and high quality laminate Oak effect flooring.

From the Reception Hall a panel door leads to:

### Open Plan Family Dining Kitchen 23' 1" x 11' 8" (7.03m x 3.55m)

Comprehensively equipped with a full range of base and wall mounted units comprising cupboards and drawers, twin bowl deep Belfast sink with mixer tap, attractive granite working surfaces, AGA, plumbing for American style fridge freezer, tiled floor, peninsular dining counter, integrated dishwasher, coved ceiling, uPVC double glazed window to rear elevation and uPVC double glazed double doors opening to delightful aspects over West facing established gardens.

### First Floor Landing

With double glazed window, dado rail and a panel door leads to:

### Master Bedroom 12' 6" x 11' 11" (3.82m x 3.64m)

With a uPVC double glazed window to front elevation, double radiator and a panel door leads to:

### En-Suite Shower Room

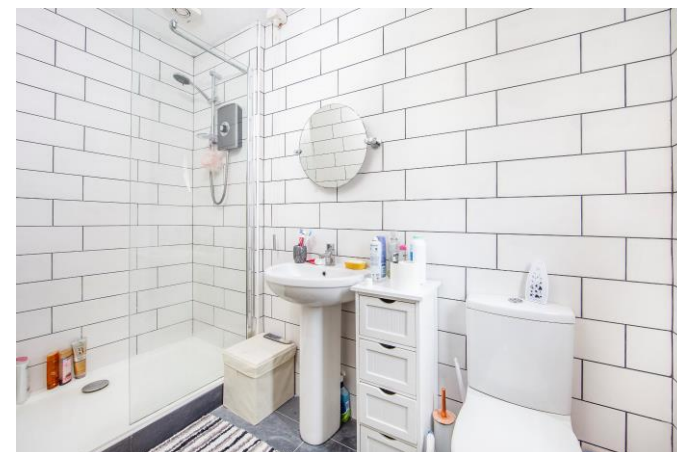
With large walk-in shower cubicle, pedestal wash basin, WC, tiled floor, fully tiled walls and uPVC double glazed window to side elevation.

### Bedroom Two 11' 11" x 11' 8" (3.63m x 3.55m)

With radiator, access to loft and uPVC double glazed window.

### Bedroom Three 11' 8" x 10' 8" (3.55m x 3.25m)

With radiator and a uPVC double glazed window to rear elevation providing lovely views over private rear garden and open fields beyond.



### Bedroom Four 10' 8" x 7' 10" (3.25m x 2.38m)

With radiator and uPVC double glazed window to front elevation.

### Family Bathroom

With a P shaped panelled bath incorporating curved shower screen and shower over, pedestal wash basin, WC, tiled floor, fully tiled walls, fitted low level cupboards, uPVC double glazed window and built-in airing cupboard.

### Gardens

The property stands upon a generous plot with extensive established private gardens at the rear with a large lawned garden area which is sheltered and screened by high mature trees and hedging, extensive tarmac terrace extending to the rear and a large timber garage.

### Tenure

Freehold.

### Services

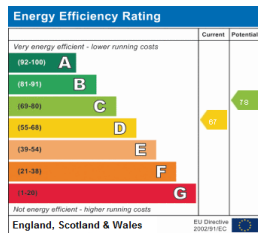
All main services are connected (not tested by Cheshire Lamont Limited).

### Viewings

Strictly by appointment only via Cheshire Lamont Limited.

### Directions

From Nantwich proceed to the Reaseheath roundabout and turn right towards Church Minshull. Continue past the famous Rookery Hall Hotel and continue into Worleston village where the property can be located on the left hand side.



Note: Floor Plans are for identification purposes only and Not to Scale

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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