



38 Coppice Road, Willaston CW5 6QA

CHESHIRE
LAMONT

A most handsome and outstanding spacious Victorian semi-detached residence exuding character and appeal incorporating a wealth of attractive features and appointed throughout to the highest of standards with delightful established gardens standing in an attractive location within Willaston village. Viewing highly recommended.

- A most impressive and spacious Victorian semi-detached period house
- In a fine position within Willaston village
- Incorporating outstanding features of character and appeal
- With delightful established large gardens and patio courtyard
- Appointed and presented throughout to the highest of standards
- Exuding charm and impressive original features
- Four bedrooms and family bathroom
- Spacious hallway with original Minton tiled floor
- Three reception rooms, kitchen, utility room and cloakroom
- An outstanding house of rare quality

Agents Remarks

This most spacious and impressive bay fronted Victorian house exudes significant character and appeal and retains much original charm and has been impeccably appointed throughout. The property benefits from an attractive walled courtyard patio garden and the gardens continue further to the rear and are delightfully established with lovely mature plants, trees and shrubs with pleasant seating areas. The house affords very rare character and we recommend an early viewing. Willaston village offers excellent primary schooling, shops and facilities that cater for day to day requirements and is just a short distance away from Nantwich.

Property Details

This handsome property is set back from Coppice Road behind a low stone capped wall with a gravel driveway providing parking facilities and a cobble paved path leads to:

Recessed Arched Porch

With Minton floor, coved ceiling and a mock effect leaded stained glass panel door with double glazed side panels allows access to:



Impressive Reception Hall

A glorious entrance to the property with an immaculate original Minton tiled floor, handsome Scotch pine spindle staircase with exposed newel posts and handrail ascending to first floor, under stairs area, high moulded covered ceiling, radiator within panel, partial picture rail and a Scotch pine panel door leads to:

Dining Room 11' 11" x 10' 10" (3.63m x 3.31m)

With a uPVC double glazed patio doors to rear gardens, radiator, high moulded covered ceiling, exposed pine plank floor and open access to:

Lounge 11' 11" x 11' 11" (3.63m x 3.63m)

With a uPVC double glazed bay window to front elevation, exposed pine plank floor, attractive fireplace recessed within chimney breast with handsome surround upon tiled hearth and television aerial point.

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

Sitting Room 10' 7" x 9' 10" (3.22m x 3.00m)

With a uPVC double glazed window to courtyard elevation, radiator and open access to:

Breakfast Room 7' 11" x 9' 10" (2.41m x 3.00m)

With a uPVC double glazed window to courtyard elevation incorporating fitted window seat with cupboards beneath, fitted tall cupboard, radiator within panel, tiled floor and an archway leads to:

Kitchen 10' 0" x 9' 10" (3.04m x 3.00m)

Comprehensively equipped with a superb range of shaker style base and wall mounted units, attractive working surfaces, enamel sink unit with mixer tap, plumbing for dishwasher, built-in electric oven, four ring hob with filter canopy over, built-in wine rack, part tiled walls, tiled floor, uPVC double glazed window to courtyard elevation and an exposed sectional glazed Scotch pine panel door leads to:

Utility Room 9' 8" x 9' 0" (2.94m x 2.74m)

With a wall mounted cupboards, base unit, built-in wine rack, attractive working surface, plumbing for washing machine, space for fridge freezer, space for tumble dryer, tiled floor, uPVC double glazed door to outside and a Scotch pine panel door leads to:

Cloakroom

With WC, tiled floor.

First Floor Landing

With radiator and an exposed Scotch pine panel door leads to:

Bedroom One 11' 11" x 10' 10" (3.63m x 3.31m)

With a uPVC double glazed bay window to front elevation, radiator, exposed painted pine plank floor and built-in double wardrobe with cupboards above.



Bedroom Two 11' 11" x 10' 10" (3.63m x 3.31m)

With a uPVC double glazed window to rear elevation overlooking rear gardens, part panelled walling, coved ceiling, exposed pine plank floor and radiator within panel.

Bedroom Three 10' 3" x 9' 10" (3.12m x 3.00m)

With a uPVC double glazed window to rear elevation overlooking rear gardens and radiator.

Bedroom Four 8' 7" x 7' 7" (2.61m x 2.31m)

With a uPVC double glazed window to front elevation, radiator and wardrobe recess with shelving.

Bathroom 7' 10" x 6' 11" (2.39m x 2.10m)

Superbly appointed with a tiled panel bath incorporating central shower taps, fitted shower cubicle with curved screen, tiled walls, tiled floor, WC, pedestal wash basin, extractor fan, chrome towel radiator and uPVC double glazed window.



Externally

The property benefits from an attractively appointed enclosed walled courtyard which provides a lovely sheltered area with a mature Eucalyptus tree, gravel areas and cobble block pathways which lead to an Indian stone patio with a gate allowing access to a delightful extensive lawned garden. The garden enjoys an abundance of mature specimen trees, flower beds and shrubs, sheltered within high wooden fencing with garden paths and a range of outdoor garden stores.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

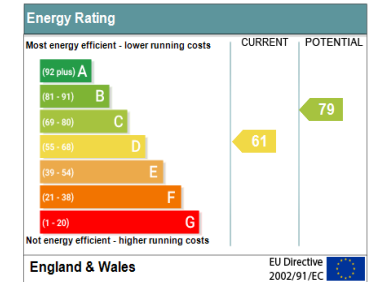
Directions

From Nantwich proceed along Crewe Road towards Crewe. After passing over the roundabout at Willaston continue for 400 yards and turn right into Coppice Road. Continue towards the Village centre and the property is on the left hand side.



Floorplan is for illustrative purposes only
Please measure using a plan尺.

Address: 38 Coppice Road, Willaston, NANTWICH, CW5 6QA
RRN: 0360-3038-9206-7554-7200



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