



2 Baddiley Close, Ravensmoor, Near Nantwich CW5 8PU



A superbly positioned and enhanced three bedroom detached house in a sought after location nearby to Nantwich with lovely surrounding aspects and attractive South East facing established rear gardens. With open plan breakfast kitchen, living room, separate dining room, conservatory/garden room, cloakroom and reception hall. Three first floor bedrooms and bathroom with separate shower cubicle. Driveway and over-sized garage.

- An enhanced detached three bedroom house
- Within delightful established surroundings in a village location
- Affording attractively appointed accommodation
- With well equipped extended breakfast kitchen, separate dining room and conservatory/garden room
- Reception hall, cloakroom and lounge with attractive aspects
- Three first floor bedrooms and bathroom with separate shower cubicle
- Driveway and over-sized linked garage incorporating workshop area
- Delightful South East facing rear gardens with attractive views
- In a sought after village nearby to Nantwich with wonderful countryside



Agents Remarks

This lovely detached house stands within a small cul-de-sac location amongst similar appealing detached housing within the village of Ravensmoor. The village benefits from a well used public house and restaurant and is only 2 miles from the charming market town of Nantwich. 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

An entrance drive leads through a front garden area with flower beds and borders and leads to the side of the property to a linked single garage. An Oak effect uPVC double glazed panel door leads to:



Reception Hall

A delightful entrance to the property with a staircase ascending to first floor galleried landing with a uPVC double glazed window to side elevation and to landing area, radiator and a panel door leads to:

Cloakroom

With vanity wash basin incorporating cupboard beneath, WC, double glazed window to front elevation incorporating fitted blind, extractor fan, tiled floor and tiled walls.

From the Reception Hall a panel door leads to:

Living Room 13' 9" max x 12' 1" (4.18m max x 3.69m)

An attractive reception room benefiting from lovely aspects over Baddiley Close and mature trees via a uPVC double glazed window, central fireplace with attractive surround and raised marble hearth inset and double radiator.

From the Reception Hall a panel door leads to:

Open Plan Kitchen 9' 10" x 17' 4" max (3.00m x 5.28m max)

A delightful kitchen with a superb range of high quality base and wall mounted units comprising cupboards and drawers, integrated oven and grill, integrated dishwasher, integrated washing machine, single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed window overlooking lovely private rear gardens affording delightful surrounding aspects, coved ceiling, tiled floor, large granite topped central island incorporating four ring induction hob with chimney filter canopy over and a superb range of cupboards and drawers beneath, integrated fridge and freezer, integrated full height pull-out pantry shelving unit, panel door to deep under stairs cupboard, uPVC double glazed window to front elevation, double radiator, plumbing for American fridge freezer within surround, large uPVC double glazed double doors to attractive rear gardens and patio and a panel door leads to:

Dining Room 9' 10" x 8' 9" (3.00m x 2.66m)

With radiator, tiled floor and uPVC double glazed double doors with full height uPVC double glazed panels lead to:

Conservatory/Garden Room

With uPVC double glazed double doors to outside, tiled floor, air conditioning unit and ceiling light fan.

First Floor Landing

With uPVC double glazed window to side elevation, panel door to built-in airing cupboard incorporating lagged cylinder and immersion and a panel door leads to:



Bedroom One 12' 1" x 12' 10" max (3.68m x 3.92m max)

With radiator, uPVC double glazed window to front elevation affording attractive aspects and fitted wardrobes incorporating bed recess.

Bedroom Two 11' 6" max x 12' 10" max (3.50m max x 3.92m max)

With radiator, uPVC double glazed window providing lovely aspects to the rear and built-in wardrobe with sliding doors and cupboards over.

Bedroom Three 8' 10" x 7' 10" (2.70m x 2.38m)

With radiator, uPVC double glazed window to front elevation and built-in wardrobe with sliding doors and cupboards over.

Bathroom

With a panel bath incorporating shower tap, corner fitted shower cubicle with curved screen doors and overhead shower, extractor fan, vanity wash hand basin with mixer tap and cupboards beneath, WC, towel radiator and uPVC double glazed window to rear elevation.

Externally

The property benefits from lovely large established gardens to a South East facing aspect with surrounding trees in the periphery. There is a large lawned garden area, patio, well established flower beds and borders incorporating an abundance of plants and trees, timber garden shed and a 300 gallon oil tank. Linked single garage.

Garage 7' 10" x 20' 9" (2.40m x 6.32m)

With an up and over door to front, high ceiling, oil boiler to rear, light, power and personal door.

Tenure

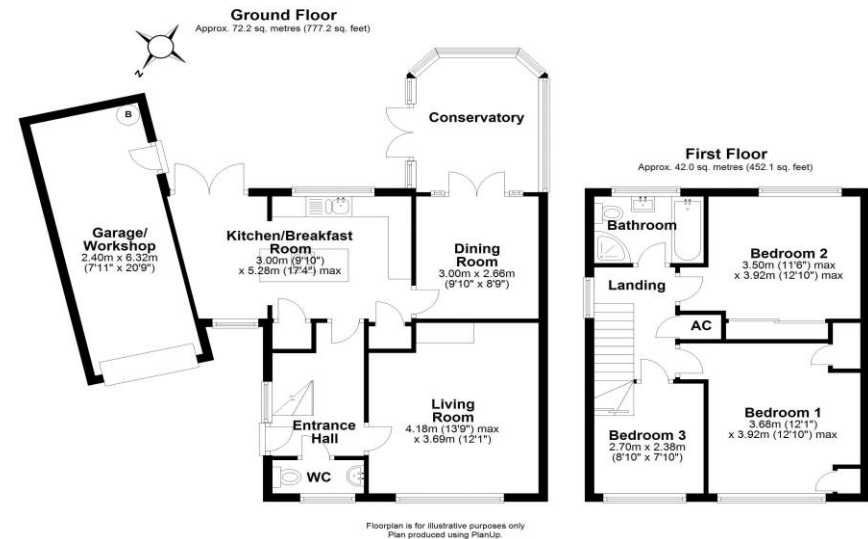
Freehold.

Directions

Proceed out of Nantwich along Welsh Row and turn left into Queens Drive. Turn left by the canal bridge onto Marsh Lane and proceed for approximately 2.5 miles into the village of Ravensmoor. After entering the village turn right just after the Farmers Arms Public House and first left into Baddiley Close.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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