



“Bowood”, 453 Crewe Road, Wistaston CW5 6QU





A superb double bay fronted detached period house in a fine position standing in large established gardens to a third of an acre with a significant two storey extension to the rear offering outstanding spacious accommodation and blending original period character with contemporary features. Viewing highly recommended.

- A most spacious and superbly extended detached period house
- Double bay fronted with a large two storey extension to the rear
- Standing in delightful established gardens with lovely surrounding aspects in a third of an acre
- Incorporating much original period character with contemporary features
- Gracious reception hall with Minton flooring, open plan living family dining kitchen with AGA
- Four reception rooms, cloakroom, garden room, utility room and side hall
- Five bedrooms, en-suite, family bathroom and separate WC
- Attached garage and extensive parking facilities
- In a highly sought after location
- Viewing highly recommended

Agents Remarks

Bowood is a fine example of a traditional late 1920's architecture that incorporates many fine elements from buildings of this period with attractive double bays, high ceilings, herringbone wood block flooring, Minton tiled flooring and generous reception rooms with attractive fireplaces. The house has been comprehensively enhanced and extended in recent years to provide exceptional additional space over two floors and great care was taken to blend the original ruabon brick facings within the extension. Wistaston is a highly regarded and sought after location mid way between Crewe and its facilities and the nearby historic town of Nantwich.

Property Details

A handsome ruabon brick keystoned arch leads to:



Rebated Porch

With terrazzo and Minton tiled floor, a full uPVC double glazed frame incorporating a high quality uPVC double glazed door allowing access to:

Reception Hall

A stunning entrance to the property with superb aspects through to the rear gardens, spindle staircase ascending to first floor galleried landing with full height rear gable uPVC double glazed window, high quality harlequin minton tiled flooring, radiator, picture rail, coved ceiling and a panel door leads to:

Lounge 17' 11" x 12' 11" (5.46m x 3.94m)

With a uPVC double glazed bow window to front elevation, coved ceiling, attractive fireplace within surround upon raised tiled hearth with fire grate, original herringbone wood block floor, radiator and picture rail.

From the Reception Hall a panel door leads to:

Dining Room 13' 11" x 11' 11" (4.25m x 3.63m)

With a uPVC double glazed bow window to front elevation, radiator, herringbone tiled flooring, picture rail and coved ceiling.

From the Reception Hall a panel door leads to:

Inner Hall

Cloaks Cupboard

With Amtico floor, radiator, coat hooks and a panel door leads to:

Cloakroom

With pedestal wash basin, WC, radiator, uPVC double glazed window and Amtico floor.

From the Reception Hall open access leads to:

Open Plan Living Family Dining Kitchen

Family/Dining Area 12' 2" x 11' 11" (3.72m x 3.62m)

Beautifully appointed with high ceiling, Amtico flooring, uPVC double glazed double doors to rear garden enjoying fine aspects and views, uPVC double glazed window to side elevation, uPVC double glazed doors to Garden Room/Conservatory and open access to:

Kitchen 13' 1" x 11' 11" (4.00m x 3.63m)

Superbly appointed with a range of base and wall mounted units, racing green five door AGA, integrated microwave, single drainer one and a half bowl enamel sink with shower style mixer tap, uPVC double glazed window to side elevation and double glazed window to rear elevation.



From the Family/Dining Area double doors lead to:

Garden Room/Conservatory 9' 2" x 11' 3" (2.80m x 3.43m)

With full height uPVC double glazed windows to three elevations, uPVC double glazed doors to patio, contemporary, radiators, Amtico tile effect flooring, two wall light points and an overhead lantern rooflight.

From the Kitchen a sectional glazed panel door leads to:

Side Hall/Porch 7' 11" x 5' 11" (2.41m x 1.81m)

With half panelled walls, radiator, uPVC double glazed sectional door to side and a panel door leads to:

Laundry/Utility Room 7' 10" x 5' 8" (2.38m x 1.72m)

Superbly appointed with base units, plumbing for washing machine, single drainer sink unit with mixer tap, three wall mounted cupboards and part tiled walls.

First Floor Three Quarter Landing

With stairs continuing to rear landing and stairs continuing to front landing.

Front Landing

With access to loft, uPVC double glazed window to front elevation, full width window seat, picture rail, covered ceiling, radiator and a door panel leads to:

Bedroom Two 14' 4" max x 11' 11" (4.36m max x 3.63m)

With two uPVC double glazed windows to side elevation, radiator and built-in double wardrobe.

From the Front Landing a panel door leads to:

Bedroom Three 10' 5" x 12' 11" (3.17m x 3.94m)

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

From the Front Landing a panel door leads to:

Bedroom Four 11' 9" max x 11' 11" (3.57m max x 3.63m)

With uPVC double glazed bow window to front elevation, covered ceiling, picture rail, radiator and built-in double wardrobe.

From the front Landing a panel door leads to:

Bathroom 7' 3" x 12' 11" (2.20m x 3.94m)

With a panelled bath, corner fitted shower cubicle, half tiled walls, fitted unit incorporating WC and sink with cupboards beneath and to sides, covered ceiling, contemporary towel radiator, extractor fan, uPVC double glazed window, fitted airing cupboard incorporating wall



mounted gas fired central heating boiler, shelving and pressurised cylinder system.

From the Front Landing a panel door leads to:

WC

With wash basin incorporating cupboard beneath, WC and radiator.

Rear Landing

With a full height clear uPVC double glazed window overlooking rear gardens affording fine aspects of the Church, two contemporary radiators and a panel door leads to:

Bedroom Five 8' 6" x 11' 11" (2.60m x 3.63m)

With double glazed window to rear elevation and radiator.

From the Rear Landing a panel door leads to:

Master Bedroom Suite 10' 8" x 11' 11" (3.26m x 3.62m)

With double glazed window to rear elevation, radiator, open access to dressing area with built-in wardrobes and a panel door leads to:

En-Suite Shower Room 5' 9" x 6' 5" (1.74m x 1.96m)

With a corner fitted shower cubicle, fitted unit incorporating sink and WC with cupboards, part tiled walls, chrome towel radiator, uPVC double glazed window and recessed ceiling lighting.

Externally

The property benefits from a superb extensive established lawned garden to the rear incorporating Indian stone paved patio areas, vegetable patch, abundance of fruit trees, ornamental pond and a variety of timber garden buildings, all beautifully bordered by high neat privet hedging, established trees and conifers.

Attached Garage

With an electrically operated remote controlled roller door to front, high overhead storage provision, window to side, light, power and sliding personal door to rear patio area.

Tenure

Freehold.

Services

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

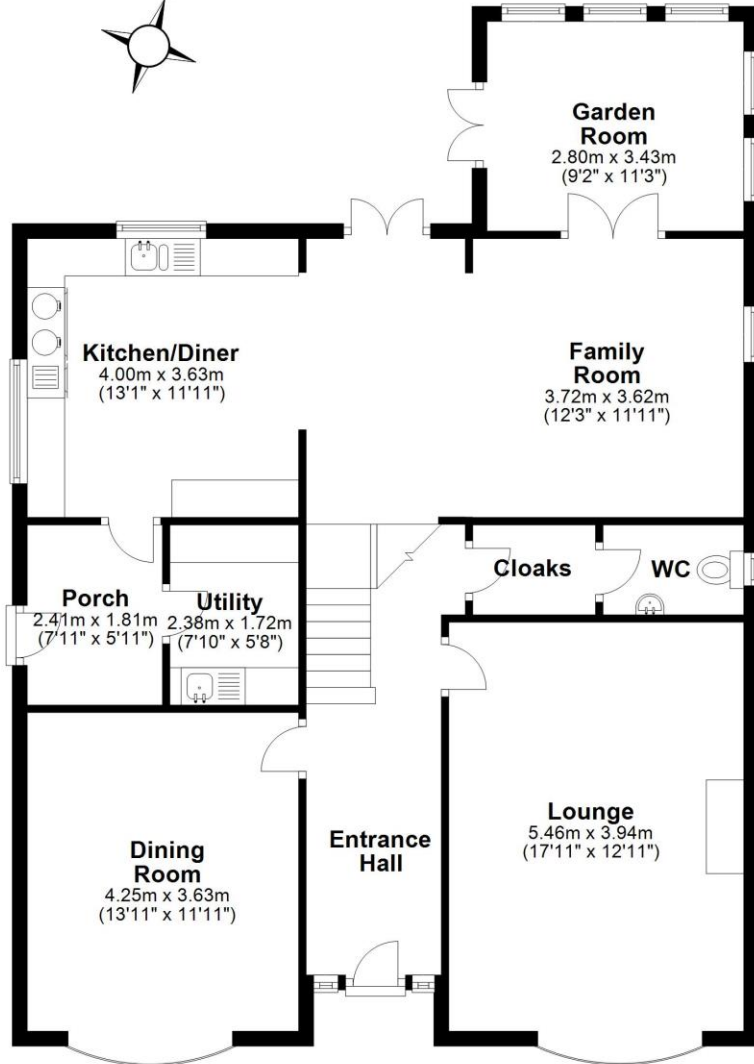
Directions

Take the A538 Crewe Road out of Nantwich continuing to the first roundabout by The Peacock Hotel. At this roundabout take the 2nd exit signposted Crewe and proceed towards Wells Green traffic lights. The property can be found on the left hand side.



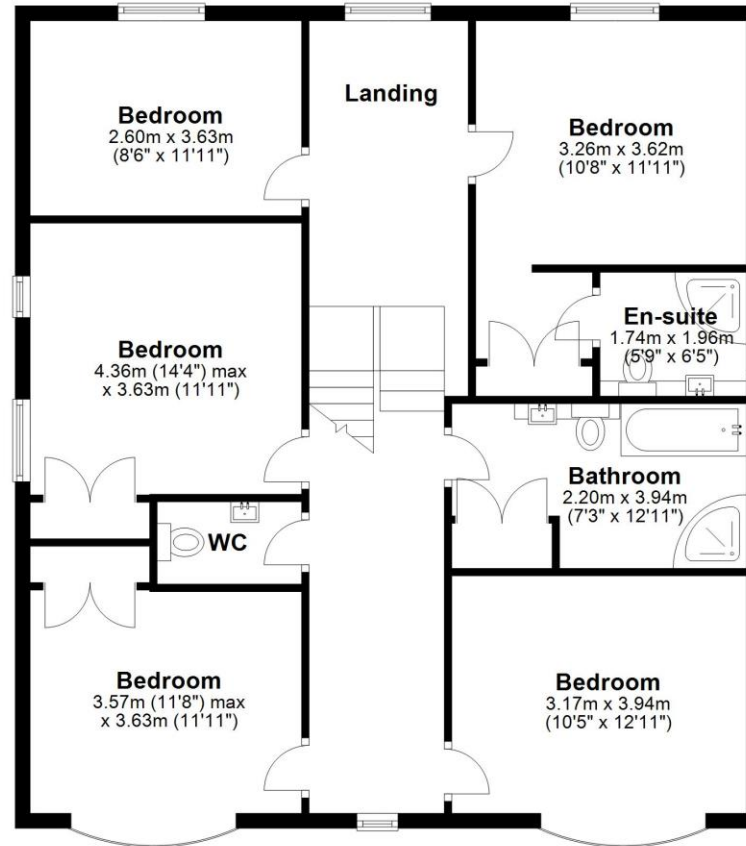
Ground Floor

Approx. 110.2 sq. metres (1186.5 sq. feet)



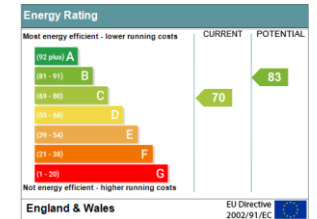
First Floor

Approx. 102.0 sq. metres (1097.9 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Address: 453 Crewe Road, Winstan, CREWE, CW2 6GU
RRN: 0360-2024-7360-2324-1975





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