



**CHESHIRE
LAMONT**

2 Sparrow Close, Edleston, Nantwich CW5 5XW

A superbly appointed modern four bedroom detached family house in a tranquil corner position upon a sought after development nearby to Nantwich town centre providing attractive accommodation and features with delightfully landscaped South facing private walled patio garden with ornamental pond, driveway and adjoining garage. Viewing highly recommended.

- A superbly presented modern detached family home
- Four double bedrooms, en-suite and family bathroom
- In a tranquil corner position upon a sought after development nearby to Nantwich town centre
- With very attractive private walled South facing ornamental garden, patio and pond
- Offering attractively appointed and presented stylish accommodation
- Lounge with large patio doors overlooking private garden
- Attractive partial views over open countryside
- Nearby to sought after schooling, Nantwich canal and riverside walks
- Open plan family dining kitchen and cloakroom
- Early viewing highly recommended

Agents Remarks

This superbly presented detached family home enjoys a pleasant corner position in a highly sought after, recently developed location nearby to The Shropshire Union Canal and benefits from a children's play area, communal fishing pool and pleasant riverside walks into Nantwich town centre. Whatever your interest, you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The property benefits from an attractive, tranquil corner position upon the development. Tiled steps ascend to a double glazed panelled front door which allows access to:



Reception Hall

With radiator, tiled floor, staircase with Oak handrail returning to first floor with a uPVC double glazed window to side elevation and a panel door leads to:

Wide Cloakroom

With pedestal wash basin, WC and a uPVC double glazed window to side elevation.

From the Reception Hall a door leads to:

Lounge 18' 4" x 14' 1" max (5.60m x 4.28m max)

A delightful reception room with lovely South facing aspects over enclosed landscaped walled courtyard gardens via uPVC double glazed double doors with uPVC double glazed side panels, uPVC double glazed window to front elevation, double radiator, single radiator and a panel door to deep storage cupboard.

From the Reception Hall a panel door leads to:

Open Plan Family Dining Kitchen 18' 4" x 12' 4" max (5.60m x 3.76m max)

Superbly appointed with a superb range of base and wall mounted units comprising cupboards and drawers, integrated fridge and freezer, built-in double electric oven, five ring gas hob with chimney canopy over, tiled floor, integrated dishwasher, attractive working surfaces incorporating a single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed window to front and side elevations, recessed ceiling lighting, plumbing for washing machine and dining area with uPVC double glazed window and double radiator.

First Floor Landing

With access to loft, radiator and a panel door leads to:

Built-In Airing Cupboard

With railing and shelving.

From the Landing a panel door leads to:

Master Bedroom 11' 6" x 13' 1" max (3.51m x 3.98m max)

With fully fitted mirror fronted wardrobes incorporating railing, shelving and drawers, uPVC double glazed window to front elevation providing attractive aspects, radiator and a panel door leads to:

En-Suite Shower Room

With a wide walk-in tiled shower cubicle incorporating sliding glazed screen doors, wall mounted wash basin, WC, radiator, uPVC double glazed window and part tiled walls.



Bedroom Two 11' 2" x 9' 11" (3.4m x 3.02m)

With a uPVC double glazed window to side elevation providing extensive far reaching countryside views, uPVC double glazed window to front elevation and radiator.

Bedroom Three 11' 2" x 8' 2" (3.40m x 2.48m)

With a uPVC double glazed window to side elevation and radiator.

Bedroom Four 8' 0" x 7' 11" max (2.44m x 2.41m max)

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

Family Bathroom

With a panelled bath incorporating shower screen and shower over, WC, wall mounted wash basin, uPVC double glazed window, tiled floor and part tiled walls.

Externally

The property benefits from an attractive corner position with lawned areas extending to the front and side. The private walled rear courtyard patio garden incorporates a large ornamental pond with fountain and water feature, a decked sunbathing area, paved patio, flower bed and borders incorporating an abundance of mature plants, and shrubs, pergola, raised vegetable patch within fencing and an attractive covered bbq area. The property further benefits from a driveway providing parking for two vehicles which leads to an adjoining garage.

Garage

With up and over door, light and power.

Tenure

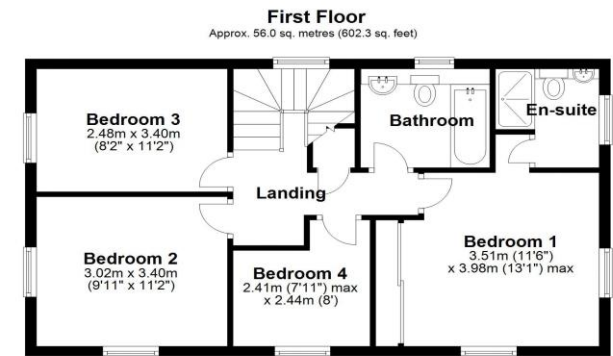
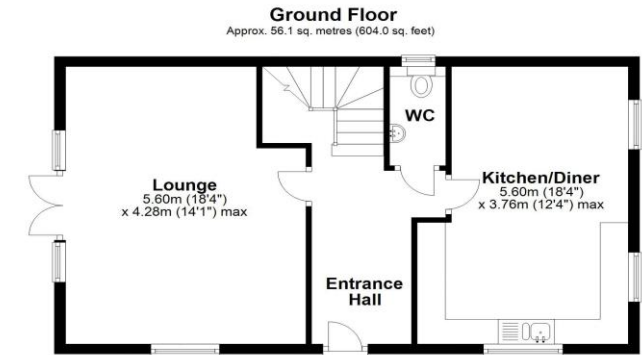
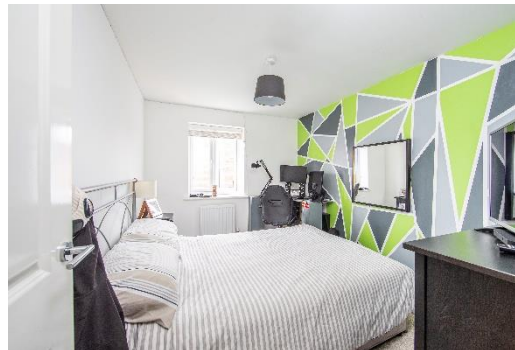
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Services

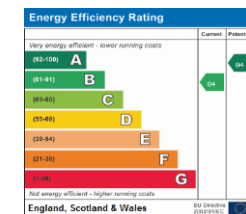
All main services are connected (not tested by Cheshire Lamont Limited)

Directions

Proceed along Welsh Row and turn first left onto Queens Drive. Continue along Queens Drive, turn left onto Heron Way, left onto Falcon Way and Sparrow Close is on the right hand side where the property is situated on the corner.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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