



1 Howells Place, Cheerbrook Gardens, Willaston CW5 7TJ



A quite superb and immaculately presented modern four bedroom detached family home upon the highly sought after Cheerbrook Gardens development, providing delightfully presented and arrayed accommodation of exceptional appeal with driveway, detached garage and attractive enclosed walled gardens.

- A superb and delightfully presented modern detached family home
- Within lovely surroundings upon Cheerbrook Gardens
- Presented and appointed throughout to the highest of standards
- Providing stylish and attractively arrayed accommodation over two floors
- Entrance drive with detached single garage
- Four bedrooms with ensuite and family bathroom
- Large open plan living family dining kitchen with bay window and spacious living room
- Attractive corner position with lawned and walled gardens with South West facing aspect
- Nearby to Willaston Village Centre and historic Nantwich
- Early Viewing Recommended

#### Agents Remarks

This attractive and well designed modern detached family house was built to a high specification in recent years by Wain Homes and stands in a sought after corner position in a superb location within Willaston the Village benefits from a range of facilities and services for day to day requirements and a short distance from Nantwich. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away.

#### Property Details

A paved path leads to a covered porch with a high quality composite door leading to:

#### Reception Hall

Delightfully appointed with a staircase ascending to first floor, radiator and a panel door leads to:



### **Cloakroom**

With a corner fitted wash basin, WC, radiator and uPVC double glazed window.

From the Reception Hall a panel door leads to:

### **Living Family Dining Kitchen 16' 11" x 21' 1" (5.15m x 6.42m) Kitchen Area**

Comprehensively equipped with a superb range of high quality white gloss fronted base and wall mounted units, attractive grey working surfaces, central dining island, single drainer one and a half bowl sink unit with mixer tap, five ring gas hob with chimney filter canopy over, integrated double electric oven, integrated dishwasher, integrated fridge and freezer, attractive grey Oak effect plank flooring, recessed ceiling lighting, uPVC double glazed window and a panel door to deep under stairs storage cupboard.

#### **Utility Area**

With base unit, attractive grey working surface and upstand, plumbing for washing machine, space for tumble drier, wall mounted cupboard incorporating gas fired central heating boiler, attractive grey Oak effect plank flooring and uPVC double glazed door to outside.

#### **Living/Dining Area**

With uPVC double glazed box bay window to side elevation, uPVC double glazed window to front elevation, attractive grey Oak effect plank flooring and radiators.

From the Reception Hall a panel door leads to:

### **Lounge 21' 0" x 11' 11" (6.41m x 3.62m)**

Attractively appointed with uPVC double glazed double doors to South West facing gardens, uPVC double glazed window to front elevation, radiators, panelled wall and superb space for large wall mounted television.

### **First Floor Landing**

With radiator, access to loft, door to cupboard incorporating pressurized cylinder system and a panel door leads to:

### **Master Bedroom 13' 8" x 10' 6" (4.17m x 3.20m)**

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

### **En-Suite Shower Room 8' 10" x 8' 4" (2.68m x 2.53m)**

With a large fully tiled walk-in shower cubicle incorporating full height screen door and overhead shower, WC, pedestal wash basin, uPVC double glazed window, radiator and half tiled walls.

### **Bedroom Two 12' 2" x 11' 8" (3.71m x 3.56m)**

With uPVC double glazed window to front elevation and radiator.



**Bedroom Three 10' 4" x 9' 7" (3.14m x 2.93m)**

With uPVC double glazed window to side elevation and radiator.

**Bedroom Four 9' 9" x 9' 8" (2.96m x 2.95m)**

With uPVC double glazed window to side elevation and radiator.

**Bathroom 9' 6" x 5' 6" (2.90m x 1.68m)**

With a panelled bath, vanity wash basin incorporating cupboards beneath, WC, large fully tiled walk-in shower cubicle incorporating full height screen door and overhead shower, uPVC double glazed window and half tiled walls.

**Externally**

The property benefits from an attractive corner position with a driveway providing parking facilities and leads to a single garage. The gardens extend to the South West elevation and are enclosed by high brick walling and wooden panel fencing with lawns and paved paths. There is an electric car charging point at the side of the property.

**Detached Single Garage 17' 1" x 8' 11" (5.21m x 2.72m)**

With up and over door, light and power.

**Tenure**

Freehold with a yearly maintenance charge.

**Services**

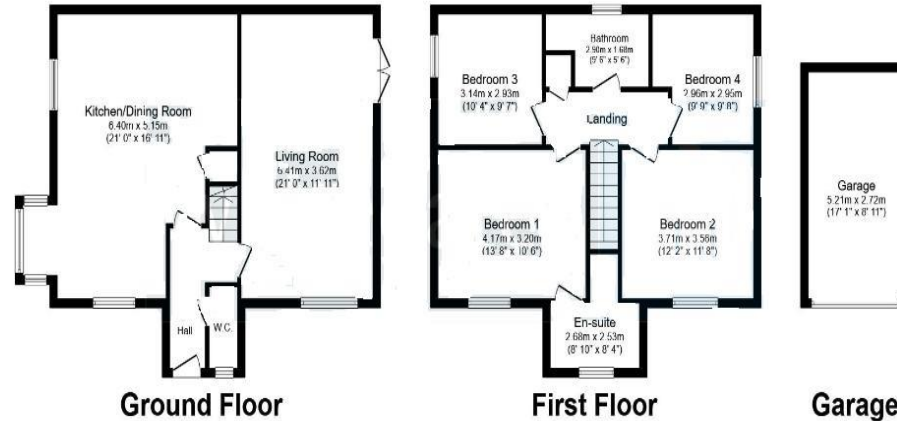
All main services are connected (not tested by Cheshire Lamont).

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich follow the A51 along London Road to the roundabout at the A500 and take the 2nd exit onto Cheerbrook Road. Continue along Cheerbrook Road and turn left into Cheerbrook Gardens, turn left into Pace Avenue and left again into Glover Drive and right into Howells Place.



Total floor area 138.9 sq.m. (1,496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	54	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

CH01 Ravensworth 01670 713330

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441