



61 Hawksey Drive, Stapeley, Nantwich CW5 7GF



A very well presented and superbly situated modern bay fronted semi detached three storey townhouse, in a popular and highly sought after location upon the Stapeley Estate. Benefiting from attractive aspects, separate garaging, modern kitchen with open access to dining/garden room, WC and lounge with bay window. Two first floor bedrooms and bathroom. Second floor master bedroom suite incorporating bedroom area, dressing area and en-suite shower room. NO CHAIN for early completion.

- A very well presented bay-fronted three storey townhouse
- Situated upon the popular Stapeley Estate nearby to highly regarded primary and secondary schools
- Within walking distance of Nantwich town centre
- Attractive lounge with bay, kitchen with open access to dining/garden room, WC
- Two first floor bedrooms and bathroom
- Second floor master bedroom suite with bedroom area, dressing area and en-suite shower room
- Parking space and single garage
- NO CHAIN for early completion

Agents Remarks

This well positioned semi-detached house is located within the highly sought after Stapeley Estate nearby to facilities for day to day requirements and nearby to Pear Tree Primary School, Stapeley Broad Lane Primary School, Weaver Primary School, St Annes Primary School and Brine Leas Academy Secondary School. 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

A lawned area stands to the front of the property with a paved path leading to a sectional double glazed door with courtesy light allowing access to:



Reception Hall

With stairs ascending to first floor, radiator, central heating thermostat and a panel door leads to:

Lounge 17' 1" x 10' 6" (5.2m x 3.2m)

A lovely reception room with a uPVC double glazed bay window to front elevation incorporating half height plantation shutters, central fireplace with living flame gas fire inset upon raised hearth and attractive fireplace surround, tv aerial point, radiator and a panel door leads to:

Kitchen 13' 9" x 9' 10" (4.2m x 3.0m)

With a range of base and wall mounted units comprising cupboards and drawers, built-in gas oven with four ring gas hob and extractor hood over, stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, part tiled walls, tiled floor, extractor fan, uPVC double glazed window to rear elevation and open access leads to:

Dining Area/Garden Room 9' 6" x 8' 6" (2.9m x 2.6m)

With full height uPVC double glazed windows to side and rear elevations, uPVC double glazed double doors to garden and radiator.

From the Kitchen a panel door leads to:

Understairs WC

With WC, wall mounted wash basin, tiled floor, radiator and extractor fan.

First Floor Landing

With radiator and a panel door leads to:

Bedroom Two 13' 9" x 12' 2" (4.2m x 3.7m)

With uPVC double glazed windows to front elevation, panel door to useful downstairs office area with desk and shelving above, panel door to storage cupboard incorporating shelving, full height mirror-fronted fitted wardrobes incorporating railings and shelving and radiator.

Bedroom Three 9' 2" x 7' 3" (2.8m x 2.2m)

With uPVC double glazed window to rear elevation and radiator.

Bathroom

With panelled bath incorporating shower tap, pedestal wash basin, WC, tiled floor, part tiled walls, shaver point, extractor fan and uPVC double glazed window to rear elevation.

Second Floor Landing

With a panel door to:



Master Bedroom Suite 24' 7" x 13' 9" (7.5m x 4.2m)

A superb spacious suite incorporating bedroom area, dressing area and en-suite shower room.

Bedroom Area

With uPVC double glazed window to front elevation, radiator, access to loft, superb range of full height fitted wardrobes incorporating railings and shelving and open access leads to:

Dressing Area

With uPVC double glazed window to rear elevation, radiator, panel door to storage cupboard incorporating shelving and a panel door leads to:

En-Suite Shower Room

With uPVC double glazed window to rear elevation, radiator, shower cubicle with tiled surround and electric shower over, WC, pedestal wash basin, shaver point and tiled floor.

Externally

The rear paved garden is enclosed by wooden fencing and benefits from sleeper retained borders, outside tap, all day and evening sunshine and a pedestrian gate allowing access to parking and single garage.

Single Garage

With up and over door, light, power and overhead storage area.

Tenure and EPC Rating

Freehold. EPC C.

Services

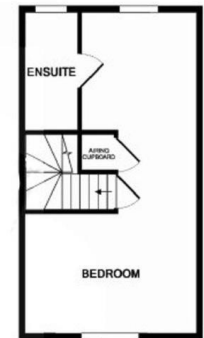
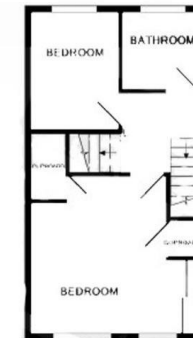
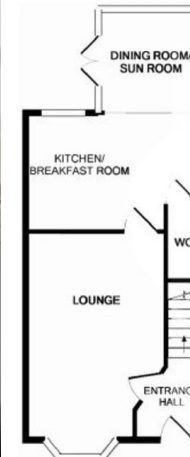
All main services are connected (not tested by Cheshire Lamont Limited)

Viewings

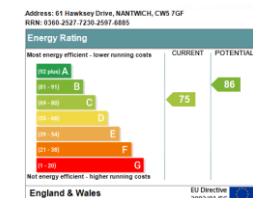
Strictly by appointment only via Cheshire Lamont Limited.

Directions

From the Nantwich office proceed along Wellington Road and past Brine Leas School, turn left at the traffic lights along Peter Destaplegh Way and turn second left onto Hawksey Drive. Continue along Hawksey Drive and the property is on the left hand side.



Note: Floor Plans are for identification purposes only and Not to Scale



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