



14 Bankfield Avenue, Wistaston CW2 6RJ





A superb modern detached house standing in a fine sought after location within a lovely position enjoying extensive South facing established mature gardens bordering Wistaston Brook stream with large driveway and detached garaging, providing well presented accommodation of great appeal. Viewing highly recommended.

- A delightful detached house in superbly established extensive gardens
- In a fine sought after location nearby to highly regarded junior and senior schooling
- Large driveway and detached garaging with fine surrounding aspects
- Delightfully appointed and presented throughout to a very high standard
- Large South facing established landscaped gardens with terrace and bordering Wistaston Brook stream
- Lounge with log burning stove, fully appointed breakfast kitchen, utility room and cloakroom
- Superior conservatory/garden room, separate sitting room/study and dining room
- Four first floor bedrooms, en-suite shower room to master bedroom and family bathroom
- Early completion available

Agents Remarks

Bankfield Avenue and the surrounding area is a long established location in a superb area off Rope Lane within Wistaston and is very highly regarded for its proximity to junior schooling at Berkeley Academy and to Shavington High School. The local Spar post office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic 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, nearby canal network, 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. 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 hosts a number of festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

An extensive imprinted cobble edge effect sweeping driveway stands to the front of the property and leads to the side gardens where there is a detached garage. The driveway continues to a path with a raised imprinted cobbled step which leads to a high quality uPVC double glazed composite door within double glazed side panels incorporating full height fitted plantation shutters leading to:

Reception Hall

A glorious entrance to the property with coved ceiling, two wall light points, radiator within panel, spindle staircase with exposed pine handrail ascending to first floor, door to deep understairs cupboard incorporating shelving and panelled double door lead to:

Study/Sitting Room 11' 0" x 8' 5" (3.35m x 2.57m)

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

From the Reception Hall a door leads to:

Lounge 17' 1" x 11' 0" (5.21m x 3.35m)

A delightful reception room enjoying lovely aspects to the front elevation via a uPVC double glazed window, uPVC double glazed window to side elevation overlooking South facing gardens, attractive stone fireplace surround with plinth to side incorporating a log burning stove, coved ceiling and radiator.

From the Reception Hall a door leads to:

Breakfast Kitchen 7' 10" x 14' 8" (2.40m x 4.48m)

Comprehensively equipped with a superb range of high quality Oak fronted base and wall mounted units, attractive working surfaces, Rangemaster kitchen range beneath Rangemaster filter canopy, inset single drainer one and a half bowl sink unit with mixer tap, exposed pine plank flooring, uPVC double glazed windows overlooking attractive rear gardens, door to pantry cupboard incorporating shelving, integrated fridge, cupboard incorporating gas fired central heating boiler and double doors lead to:



Dining Room 7' 10" x 11' 0" (2.40m x 3.35m)

With radiator, exposed pine plank flooring and aluminium framed double glazed sliding patio doors lead to:

Conservatory/Garden Room 9' 5" x 9' 11" (2.86m x 3.02m)

A delightful room enjoying superb aspects over attractive gardens with clear glazed roof, uPVC double glazed windows, uPVC double glazed double doors to patio and porcelain tiled flooring.

From the Breakfast Kitchen a door leads to:

Side Hall

With a panel door to outside and open access leads to:

Laundry/Utility Room 6' 6" x 8' 5" (1.99m x 2.57m)

With a uPVC double glazed window to side elevation, radiator, single drainer sink unit inset within base unit, plumbing for washing machine, space for freezer and plumbing for dishwasher.

From the Side Hall a door leads to:

Cloakroom

With WC, pedestal wash basin and radiator.

First Floor Landing

With hinged access to loft, built-in cupboard incorporating shelving and cylinder with immersion and a door leads to:

Bedroom One 11' 0" x 14' 4" max (3.36m x 4.37m max)

With uPVC double glazed windows to front and side elevations, radiator and a door leads to:

En-Suite Shower Room

With shower enclosure incorporating electric shower, vanity wash basin with cupboards beneath, radiator and a uPVC double glazed window.

Bedroom Two 15' 7" x 8' 5" max (4.76m x 2.57m max)

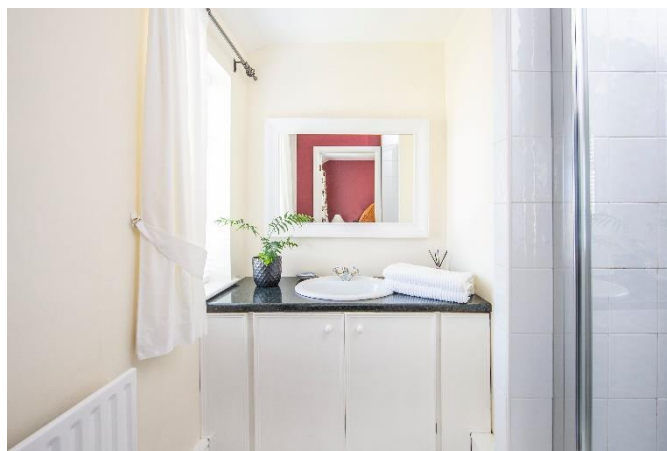
With uPVC double glazed windows to front and side elevations, coved ceiling and radiator.

Bedroom Three 13' 7" x 9' 4" (4.15m x 2.84m)

With radiator and uPVC double glazed windows to side and rear elevations providing fine aspects over rear gardens and stream.

Bedroom Four 9' 0" x 7' 11" (2.75m x 2.42m)

With uPVC double glazed window to rear elevation, coved ceiling and radiator.



Bathroom

With a panelled bath incorporating antique style shower taps and shower head, WC, pedestal wash basin, chrome towel radiator, fully tiled walls, tiled flooring, recessed ceiling lighting, shower cubicle incorporating electric shower and two uPVC double glazed windows.

Externally

The property benefits from a delightful situation, set back from Bankfield Avenue with access available from both sides to the rear. The house stands within a superb size plot with lovely established and planted gardens extending to the front, side and rear, bordering Wistaston Brook stream. The side gardens incorporate an abundance of specimen mature trees with a paved and slate path and a detached garage. Steps ascend to a path with a vegetable growing area, neat hedging and steps descend to the rear of the property to attractive lawned gardens, bordered by specimen trees. The path continues to further raised lawned garden area with a paved patio.

Tenure

Freehold.

Services

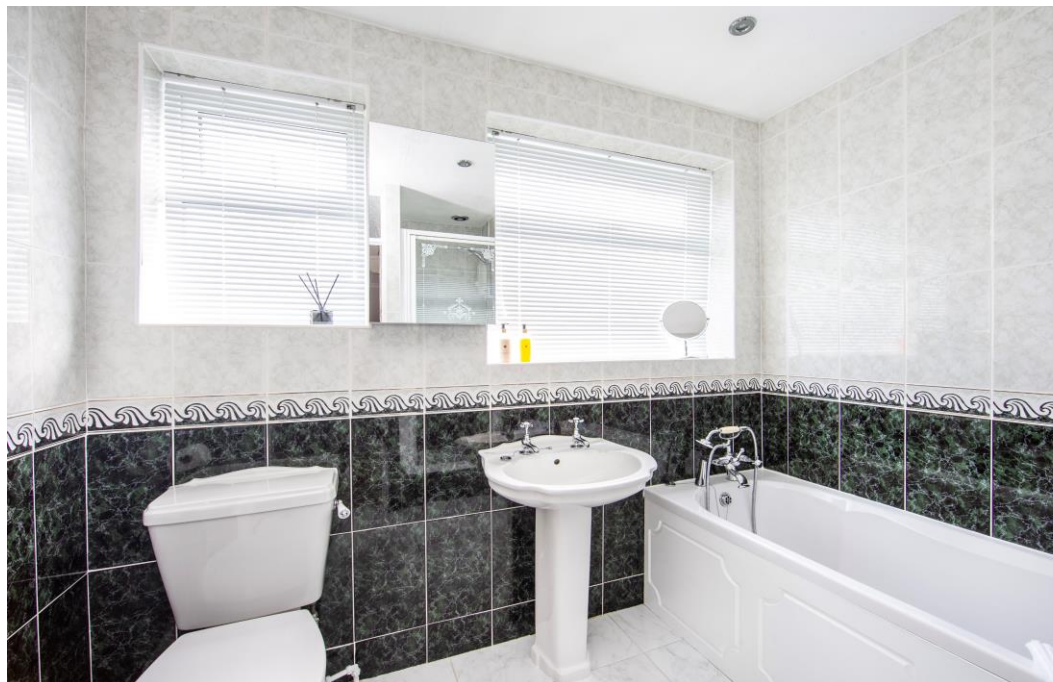
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

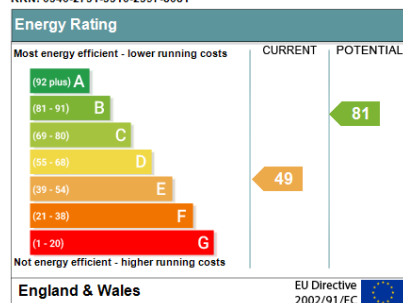
Strictly by appointment only via Cheshire Lamont Limited.

Directions

From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right along Rope Lane. Turn left into Bankfield Avenue where the property is situated on the right hand side.

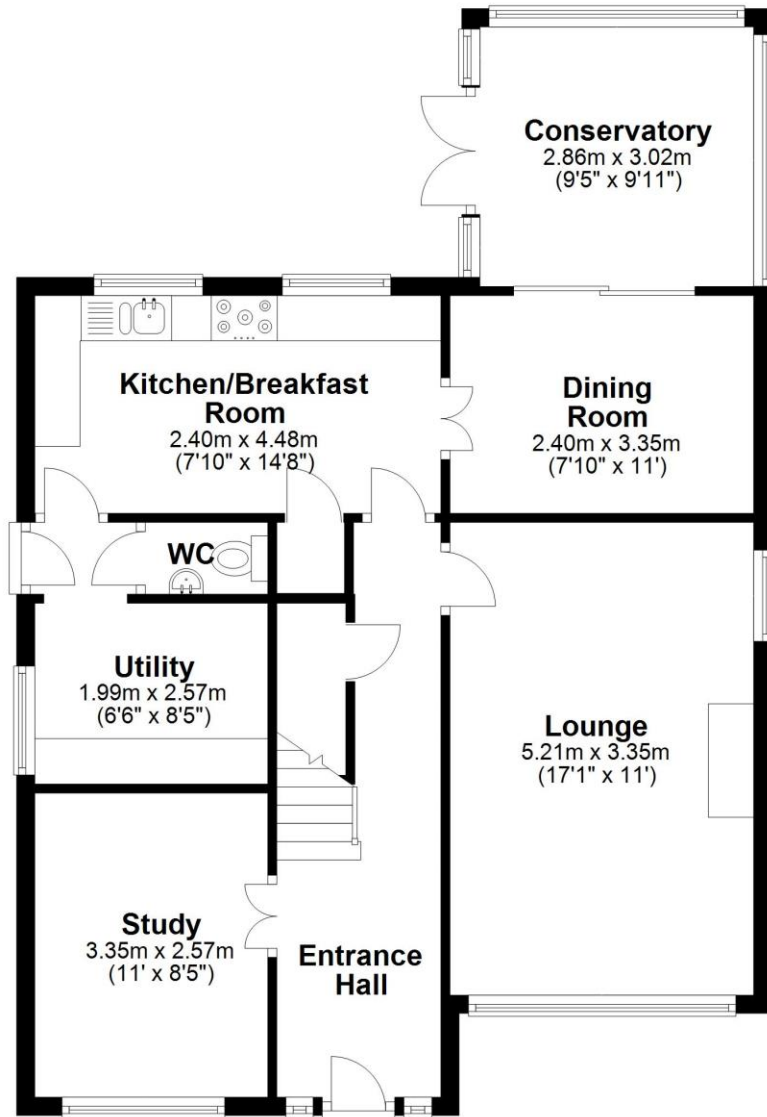


Address: 14 Bankfield Avenue, CREWE, CW2 6RJ
RRN: 0340-2731-3310-2397-8081



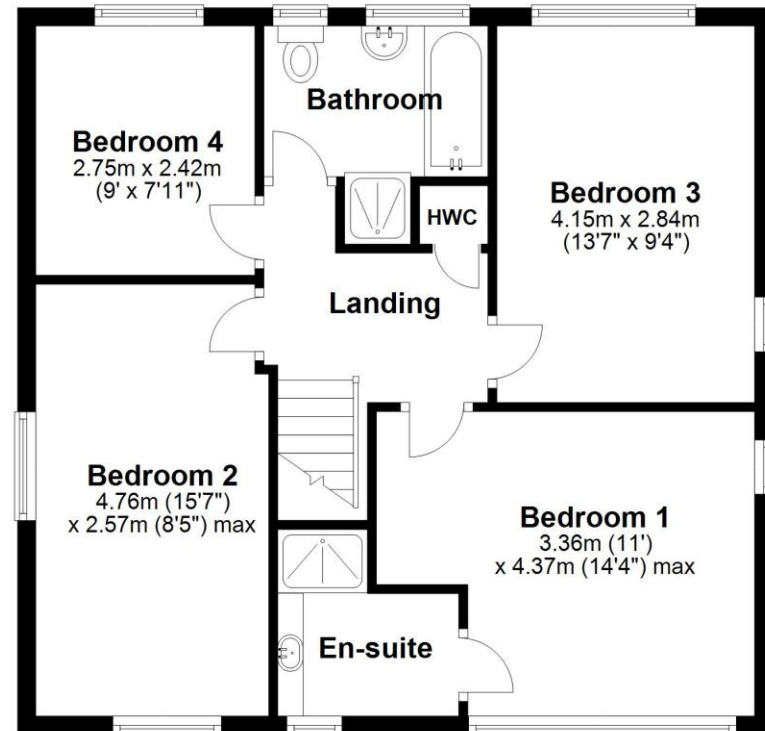
Ground Floor

Approx. 75.6 sq. metres (813.6 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



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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