



17 Marlowe Drive, Nantwich CW5 7DG



Within a sought after location nearby to Nantwich town centre, a detached two bedroom bungalow recently improved and enhanced and offering further potential if required. Reception hall, lounge, large open plan kitchen diner, conservatory with clear glazed roof, two double bedrooms with fitted wardrobes and shower room. New fitted flooring and carpets. Driveway, attached single garage and low maintenance enclosed gardens. Viewing recommended.

- A detached two bedroom bungalow
- In a highly sought after location nearby to Nantwich town centre
- Recently enhanced and improved throughout
- Block paved driveway and integral single garage
- Two double bedroom with fitted wardrobes, new flooring and carpet throughout
- Open plan dining area with recently appointed kitchen
- Large conservatory with clear glazed roof
- Entrance hall, lounge and shower room
- Enclosed rear low maintenance garden
- NO CHAIN

#### Agents Remarks

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

A block paved path leads to the side of the property to a rebated porch with uPVC double glazed door leading to:



### Reception Hall

With attractive Oak effect high quality flooring, radiator and thermostat, uPVC double glazed windows to front elevation, coved ceiling, panel door to cloak cupboard with shelving and cloak hooks and a panel door leads to:

### Lounge 16' 11" x 12' 0" (5.16m x 3.65m)

uPVC double glazed window to front elevation, double panel radiator and thermostat, Living Flame gas fireplace set within an attractive fire surround and hearth, carpets, coved ceiling and open access to:

### Open Plan Dining Kitchen 14' 0" x 18' 8" (4.27m x 5.69m)

### Dining Area

With radiator and archway leads to:

### Kitchen

With a range of modern base and wall mounted cupboards and drawers, double electric oven, plumbing for washing machine, four ring gas hob with canopy, one and a half bowl sink and drainer with mixer tap, uPVC double glazed doors and window to Conservatory, part tiled walls, high quality oak effect flooring to dining area.

From the Dining Area a panel door leads to:

### Conservatory 6' 11" x 18' 1" (2.11m x 5.51m)

With clear glazed roof, tiled floor, two uPVC double glazed doors to east and west elevations and two radiators.

From the Dining Area a Hallway leads to:

### Inner Hall

A panel door leads to:

### Bedroom Two 9' 5" x 8' 7" (2.87m x 2.61m)

Radiator and thermostat, uPVC window, fitted wardrobes, with cupboards with bed recess, coved ceiling.

### Shower Room

With a large walk in shower enclosure sliding screen door, hand wash basin, towel radiator and uPVC window and oak plank effect flooring.

From the Dining Area a panel door leads to:

### Master Bedroom 14' 0" x 10' 9" (4.27m x 3.28m)

With two radiators, uPVC double glazed window to rear elevation and fitted wardrobes incorporating railing and shelving.



## Externally

The property is set back from Marlowe Drive behind a small front garden area with an adjoining block paved driveway providing off road parking which leads to an integral single garage. A block paved path continues from the side of the bungalow to the rear where the gardens are sheltered by high fencing and are predominately block paved and include established plants and shrubs and a timber garden shed.

## Single Garage 18' 2" x 8' 6" (5.53m x 2.60m)

With up and over door.

## Services

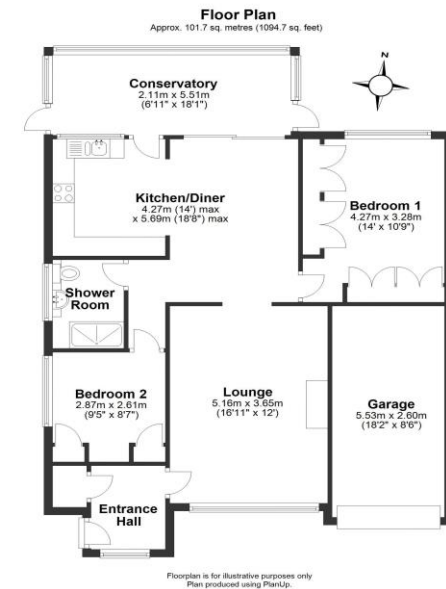
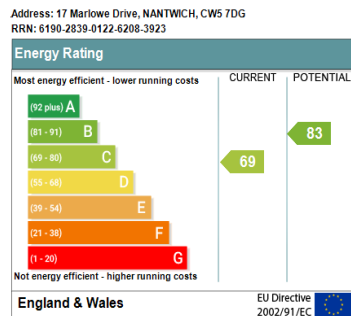
All main services are connected (not tested by Cheshire Lamont Limited).

## Viewings

Strictly by appointment only via Cheshire Lamont Limited.

## Directions

Proceed out of Nantwich town centre along Wellington Road towards Audlem and turn left onto Delamere Road. Turn left onto Mayflower Road and first right onto Marlowe Drive. The bungalow is on the left hand side.



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