



**CHESHIRE  
LAMONT**

**27 Hawksey Drive, Stapeley, Nantwich CW5 7GF**

A well designed and presented bay fronted three storey townhouse in a highly regarded location upon the Stapeley Estate with enclosed rear garden, front garden area providing additional parking if required and two allocated parking spaces at the rear. Viewing recommended.

- A well presented bay fronted three storey townhouse
- Situated in a highly regarded location nearby to Nantwich town centre
- Enclosed low maintenance garden to the rear
- Two allocated parking spaces at the rear and an additional parking space at the front
- Well appointed dining kitchen, utility room and lounge
- Two first floor bedrooms, study and contemporary bathroom
- Spacious second floor master bedroom suite with en-suite shower room
- Nearby to highly regarded junior and senior schooling
- Viewing recommended

#### Agents Remarks

This well presented townhouse is located upon the sought after Stapeley Estate and is nearby to facilities for day to day requirements and to Pear Tree Primary School, Stapeley Broad Lane Primary School, Weaver Primary School and St Annes Primary School as well as Brine Leas Academy. 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

#### Property Details

A paved path and slate parking area stands at the front of the property and leads to a double glazed door allowing access to:

#### Lounge 11' 9" x 13' 6" (3.58m x 4.12m)

With a uPVC double glazed bay window to front elevation, two radiators and a panel door leads to:

#### Inner Hall

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



**Dining Kitchen 13' 5" x 18' 6" (4.10m x 5.64m)**

With a superb range of shaker style base and wall mounted units, attractive butcher block style working surfaces, single drainer one and a half bowl sink with mixer tap, built-in electric oven with four ring hob and chimney extractor above, integrated dishwasher, plumbing for washing machine, recessed ceiling lighting, two radiators, part tiled walls, partially vaulted ceiling incorporating two Velux windows, uPVC double glazed doors with uPVC double glazed windows to either side overlooking rear garden and a panel door leads to:

**Utility Room 7' 7" x 3' 11" (2.3m x 1.2m)**

With uPVC double glazed window, half tiled walls, radiator, extractor fan and coat hooks.

**First Floor Landing**

With radiator, stairs ascending to second floor and a panel door leads to:

**Bedroom Two 13' 5" x 8' 10" (4.1m x 2.7m)**

With uPVC double glazed window to front elevation and radiator. These measurements inc. the study as it was formerly one room.

**Bedroom Three 6' 7" x 9' 10" (2.00m x 3.00m)**

With uPVC double glazed window to rear elevation and radiator.

**Study**

With uPVC double glazed window.

**Contemporary Bathroom 6' 3" x 6' 3" (1.9m x 1.9m)**

With a "p" shaped panel bath incorporating shower over, WC, vanity wash basin with cupboard beneath, tiled flooring, part tiled walls, uPVC double glazed window, radiator, recessed ceiling lighting and extractor fan.

**Second Floor Landing**

With a panel door to:

**Master Bedroom 13' 5" x 17' 11" (4.1m x 5.47m)**

A spacious room with a partially vaulted ceiling, Velux window and uPVC double glazed eaves window to front elevation, uPVC double glazed window to rear elevation, radiators, access to roof space, panel door to cupboard incorporating Baxi gas fired central heating boiler and a panel door leads to:

**En-Suite Shower Room 4' 11" x 9' 10" (1.50m x 3.00m)**

With WC, vanity wash basin with drawer beneath, wide shower enclosure incorporating rainfall shower with detachable handheld shower attachment, tiled flooring, part tiled walls, uPVC double glazed window, wall mounted cupboard, recessed ceiling lighting and chrome towel radiator.



### Externally

A shared block laid drive leads from the side of the property to parking area at the rear benefiting from two allocated parking spaces. There is an additional slate parking area at the front of the property. The enclosed low maintenance rear garden is sheltered by wooden fencing with a patio area, stone areas and a gate at the rear allows bin access.

### Tenure

Freehold.

### Services

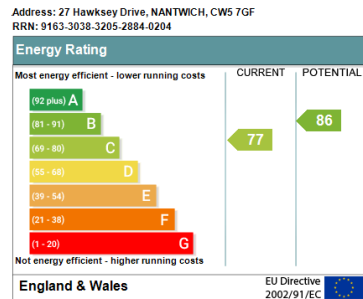
All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

From Nantwich proceed out town along Wellington Road and proceed past Brine leas school. Turn left at the traffic lights into Peter Destapleigh way and second left into Hawksey Drive. The property is on the left hand side.



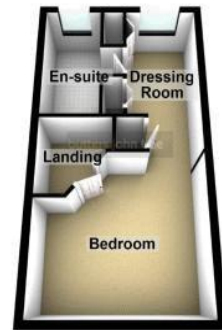
Ground Floor



First Floor



Second Floor



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