



67 Saltmeadows, Nantwich CW5 5HF

**CHESHIRE
LAMONT**

A superbly enhance and extended modern four bedroom detached family home in a very well regarded small select estate within walking distance of historic Nantwich town centre with entrance hall, sitting room, office/study, playroom, fully appointed contemporary kitchen with open plan living and dining zones, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Partial garage/storage room, enclosed rear garden and driveway. Viewing recommended.

- A modern extended four bedroom detached family home
- Situated in a highly regarded location within a small select estate
- Nearby to historic Nantwich town centre
- Driveway, enclosed rear garden and useful partial garage/store room
- Entrance hall, sitting room, office/study, playroom and cloakroom
- Stunning contemporary kitchen with open plan living and dining zones
- Master bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Viewing recommended



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 and Crewe mainline Railway Station is just 3 miles away.

Property Details

A driveway stands to the front of the property with a paved path leading to a recessed porch with a uPVC double glazed panel door allowing access to:

Reception Hall

With a staircase ascending to first floor, Oak door to under stairs storage cupboard, coved ceiling, radiator and an Oak door leads to:



Sitting Room 9' 2" x 9' 4" max (2.79m x 2.85m max)

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

From the Reception Hall an Oak door leads to:

Cloakroom

With wall mounted wash basin and WC.

From the Reception Hall an Oak door leads to:

Superbly Extended Open Plan Living Family Dining Kitchen 25' 7" max x 23' 10" max (7.81m max x 7.26m max)

Living Area

With a large lantern roof, two uPVC double glazed windows to rear elevation, uPVC double glazed doors to patio area, contemporary column radiator, recessed ceiling lighting, media wall with TV recess and feature gas fire beneath incorporating Oak mantel over and high quality grey limed oak effect plank flooring.

Dining Area

With high quality grey limed oak effect plank flooring contemporary column radiator, recessed ceiling lighting and a glazed Oak panel door to Playroom/Study.

Kitchen Area

Superbly appointed with a full range of shaker style base and wall mounted units, quartz working surfaces, deep enamel under slung Belfast sink with mixer tap, five ring gas hob with filter canopy over, built-in double electric oven, integrated dishwasher, dining counter with drawers beneath and incorporating wine cooler, plumbing for American style fridge freezer, recessed ceiling lighting, high quality grey limed oak effect plank flooring, uPVC double glazed window to rear elevation and an Oak door leads to:



Utility Room 5' 9" x 5' 6" (1.76m x 1.68m)

With two wall mounted cupboards, wall mounted cupboard incorporating a gas fired central heating boiler, underslung sink with mixer tap, quartz working surfaces, plumbing for washing machine, radiator and a door to outside.

From the Dining Area an Oak door leads to:

Playroom/Study 8' 7" x 7' 9" (2.62m x 2.36m)

With radiator and recessed ceiling lighting.

First Floor Landing

With access to loft, radiator, airing cupboard with lagged cylinder and an Oak door leads to:

Master Bedroom 10' 9" x 13' 6" max (3.27m x 4.12m max)

With uPVC double glazed window to rear elevation, radiator, coved



ceiling, two built-in double wardrobes incorporating railing and shelving and an Oak door leads to:

En-Suite Shower Room

With tiled walls, large walk-in shower with glazed screen and overhead rainfall shower, chrome towel radiator, uPVC double glazed window to side elevation, wash basin with cupboards beneath, recessed ceiling lighting and WC.

Bedroom Two 12' 8" max x 12' 2" max (3.85m max x 3.71m max)
With uPVC double glazed window to front elevation and radiator.

Bedroom Three 10' 9" max x 10' 0" (3.27m max x 3.04m)
With uPVC double glazed window to rear elevation and radiator.

Bedroom Four 9' 11" max x 8' 1" (3.03m max x 2.46m)
elevation, over stairs cupboard and radiator.



Family Bathroom 7' 3" x 5' 7" (2.21m x 1.69m)

With panelled bath incorporating shower tap, pedestal wash basin, WC, part tiled walls, uPVC double glazed window and extractor fan.

Externally

The rear gardens are sheltered and secluded by high wooden panel fencing and benefit from Oak sleeper retained raised flower beds, PermaLawn artificial grass and a paved patio stands to the side of the property. A gate to the side of the property allows access to the front.

Partial Garage/Store Room 6' 4" x 7' 9" (1.93m x 2.36m)

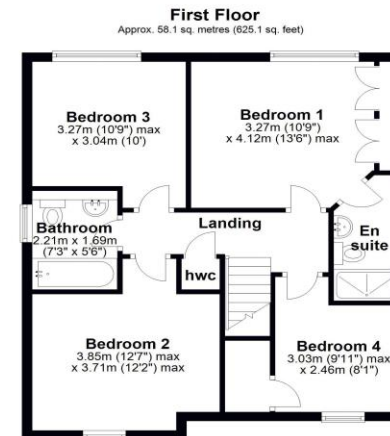
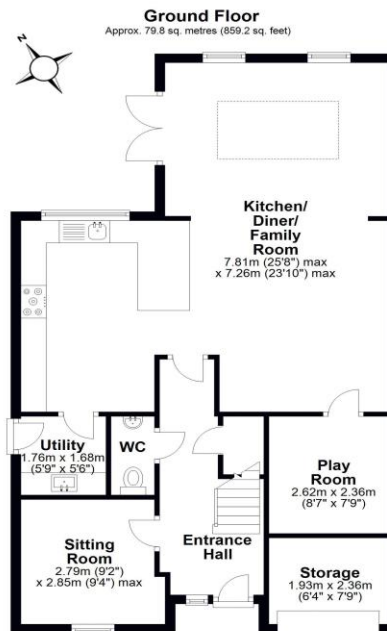
Ideal storage facility with up and over door.

Tenure – Freehold.

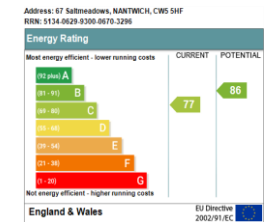
Services – mains gas electricity and water (not tested by Cheshire Lamont).

Directions

From Nantwich town centre proceed along Welsh row, turn left into Marsh Lane and continue for 400 yards. Turn right into Edmund Wright Way and continue towards the bridge, bear right along Saltmeadows and into the close on the right hand side where the property is situated on the left.



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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