



**CHESHIRE  
LAMONT**

**“Norwood”, Sheppenhall Lane, Aston CW5 8DE**



A delightfully extended and renovated detached bungalow offering a tasteful blend of modern fittings and character features. Occupying an attractive position within superb surroundings and impeccably presented accommodation of immense appeal. Viewing highly recommended.

- A tastefully extended and renovated true bungalow
- Providing exceptional and spacious accommodation
- Well situated within the delightful village of Aston
- With three generous bedrooms and extended living space
- Large fully appointed bespoke kitchen with separate laundry/utility room
- Master bedroom with en-suite and dressing area
- Attractive gardens and detached garage
- Within close proximity to the historic market towns of Nantwich and Whitchurch
- Viewing highly recommended

#### Agents Remarks

This 1930's double fronted, true bungalow has been extended and renovated to a high standard. Immaculately presented throughout and offering warm, appealing accommodation. Situated within the popular village of Aston benefiting from landscaped gardens and a detached garage. The area is highly sought after and Aston benefits from a cricket club, WI, active Village Association renowned Bhurtpore Public House and nearby village railway station at Wrenbury. 10 miles to Crewe Station and 14 miles to the M6.

#### Property Details

A recessed porch with quarry tiled floor leads to a partially glazed composite door leading to:

#### Reception Hall

With carpeted floor, radiator, access to loft and an Oak panelled door leads to:

#### Lounge 13' 4" x 10' 11" (4.06m x 3.32m)

With uPVC double glazed bay window overlooking front garden incorporating fitted blinds, recessed log burner with slate plinth and Oak mantle over, high ceiling and a large window creating a bright and airy room.

From the Reception Hall an Oak panelled door leads to:

#### Bedroom Two 13' 4" x 11' 9" (4.06m x 3.58m)

Currently set as a bedroom, this flexible room benefits from a uPVC





double glazed bay window to front elevation incorporating fitted blinds, two large fitted wardrobes and a smaller fitted storage unit.

From the Reception Hall an Oak panelled door leads to:

**Bedroom Three 11' 10" x 9' 8" (3.60m x 2.94m)**

With uPVC double glazed window to rear elevation and a cast iron fireplace surround. Currently carpeted but with Richmond Oak flooring beneath.

From the Reception Hall an Oak panelled door leads to:

**Family Bathroom**

A cottage style white suite with fully enclosed shower and tiled surround, WC, pedestal wash basin, wooden panelled bath, heated towel rail, recessed ceiling lighting and tile-effect laminate flooring.

From the Reception Hall an Oak panelled door leads to:

**Master Suite**

**Master Bedroom 11' 0" x 10' 0" (3.35m x 3.05m)**

With feature archway leading to:

**Vaulted Dressing Room 8' 9" x 6' 10" (2.66m x 2.08m)**

With Velux skylight, uPVC double glazed French doors to rear garden and an Oak panelled door leads to:

**En-Suite**

With fully enclosed shower and tiled surround, heated towel rail, WC incorporating concealed cistern and wall mounted wash basin.

From the Reception Hall an Oak panelled door leads to:

**Open Plan Living Family Dining Kitchen**

An extended room with a superb central living area.

**Kitchen/Dining Area 20' 6" x 10' 3" (6.24m x 3.12m)**

The cottage style kitchen provides a range of base and wall mounted units with butchers block wooden work surfaces, Rangemaster stove incorporating electric ovens and five ring gas hob within recessed chimney breast, integrated fridge/freezer and dishwasher, central island with further storage and power points, Schreiber Oak laminate flooring, single drainer sink unit with swan neck mixer tap and open access leads to:

**Living Area/Snug 10' 7" x 9' 5" (3.22m x 2.87m)**

With vaulted ceiling, Velux skylight, uPVC double glazed French doors to rear garden and an Oak panelled door leads to:





### Utility Room 8' 5" x 5' 0" (2.56m x 1.52m)

With a range of base and wall mounted units, stainless steel sink, plumbing for washing machine and tumble dryer, Velux skylight to vaulted ceiling and Worcester Bosch boiler.

### Externally

Norwood benefits from landscaped gardens to the front and rear, with a range of mature hedges, shrubs, fruit trees and a vegetable plot creating a secure and secluded setting. The front garden is largely laid to lawn with surrounding borders and buried 2200l gas tank. A wooden gate leads to the rear garden with both lawned and patio areas, raised flowerbeds, gravel path leading to secondary seating area, brick and timber greenhouse and door to garage.

### Detached Garage

A brick built detached garage with electric insulated door, light, power, uPVC double glazed window and personal door. Also accessed via private drive which provides ample parking.

### Tenure

Freehold.

### Services

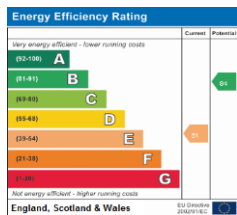
LPG gas, mains water, drainage and electricity. (Not tested by Cheshire Lamont).

### Viewings

Strictly by appointment only via Cheshire Lamont Limited.

### Directions

Leave Nantwich along the A530 Whitchurch Road and proceed for 4.2 miles through Sound and on entering Aston, Sheppenhall Lane is situated on the left hand side at the crossroads. Norwood can be found on the left hand side before the turning to Sheppenhall Grove.



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

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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