



**CHESHIRE  
LAMONT**

**18 Camp Hill Drive, Henhull, Nantwich CW5 6XT**

A modern detached family home situated in a highly regarded development within Nantwich town providing well arrayed accommodation and benefiting from driveway, garaging and lovely landscaped gardens. Reception hall, lounge, dining kitchen, utility room and cloakroom. Master bedroom with en-suite, three further bedrooms and family bathroom. Viewing recommended.

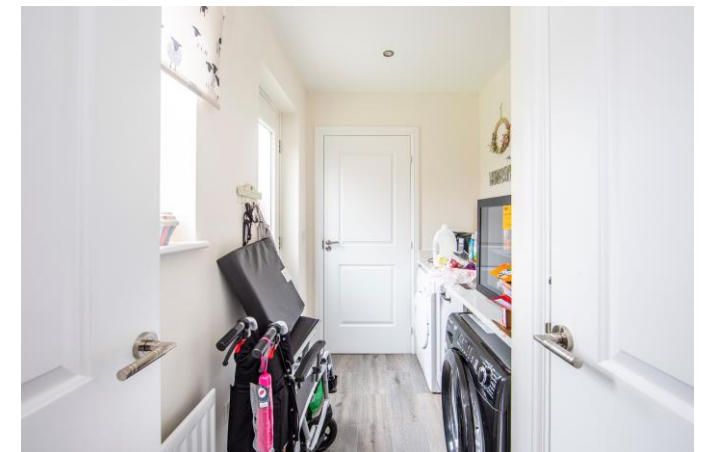
- A modern detached family home
- Situated in a highly regarded development within the historic town of Nantwich
- Providing well arrayed accommodation over two floors
- Driveway, garaging and lovely easy maintenance landscaped gardens
- Reception hall, lounge with electric stove effect fire
- Fully appointed dining kitchen, utility room and cloakroom
- Master bedroom with en-suite
- Three further first floor bedrooms and family bathroom
- Viewing recommended

#### Agents Remarks

This lovely modern detached house was constructed in recent years by the renowned builders "Redrow" and is situated in a most sought after development within easy walking distance of the historic town of Nantwich. 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. 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, Nantwich Jazz Festival and the Food Festival.

#### Property Details

A large wide tarmac drive stands to the front of the property and leads to a single integral garage. A paved path stands under a covered porch



with a high quality uPVC double glazed composite door allows access to:

### Reception Hall

A delightful entrance to the property with high quality grey Oak effect plank tiled flooring, radiator, stairs ascending to first floor and a panel door leads to:

### Lounge 16' 10" x 11' 1" (5.14m x 3.38m)

With a uPVC double glazed window to front elevation, radiator and a fireplace incorporating an electric stove effect fire upon hearth.

From the Reception Hall a panel door leads to:

### Dining Kitchen 14' 10" x 13' 9" (4.52m x 4.19m)

Extensively appointed with a superb range of base and wall mounted units comprising cupboards and drawers, attractive quartz working surfaces, four ring gas hob with filter canopy over, underslung one and a half bowl sink unit with mixer tap, built-in double electric oven, pull-out pantry drawer unit, integrated fridge and freezer, integrated dishwasher, high quality grey Oak plank effect tiled flooring, radiator, recessed ceiling lighting, full width uPVC double glazed windows incorporating uPVC double glazed doors overlooking rear gardens and a panel door leads to:

### Utility Room 9' 10" x 5' 7" (3.00m x 1.71m)

With radiator, uPVC double glazed window to rear elevation, uPVC double glazed door to outside, base unit beneath quartz working surface, plumbing for washing machine, underslung sink with mixer tap, panel door to deep under stairs cupboard and a panel door leads to:

### Cloakroom 5' 7" x 3' 6" (1.71m x 1.07m)

With WC, corner fitted wash basin, radiator and high quality grey Oak plank effect tiled flooring.

### First Floor Landing

With uPVC double glazed window, radiator, panel door to airing cupboard, access to loft and a panel door leads to:

### Master Bedroom 13' 8" x 11' 2" (4.17m x 3.41m)

With radiator, uPVC double glazed window to front elevation, fitted wardrobes incorporating railing and shelving and a panel door leads to:

### En-Suite Shower Room 8' 1" x 4' 11" (2.46m x 1.50m)

With tiled shower enclosure, WC, pedestal wash basin, radiator and uPVC double glazed window.



**Bedroom Two 11' 11" x 10' 6" (3.63m x 3.21m)**

With radiator and uPVC double glazed window.

**Bedroom Three 12' 7" x 10' 3" (3.84m x 3.13m)**

With radiator and uPVC double glazed window to rear elevation.

**Bedroom Four 10' 9" x 10' 2" (3.27m x 3.10m)**

With radiator and uPVC double glazed window.

**Family Bathroom 7' 3" x 5' 7" (2.22m x 1.71m)**

With panel bath, pedestal wash basin, WC, radiator and uPVC double glazed window.

#### Externally

Extensively landscaped rear gardens for easy maintenance with flower beds and borders, paved paths and patio area, artificial lawn, decked terrace and a pergola and large timber storage shed (not included in sale but available under separate negotiation if required).

**Integral Single Garage 19' 11" x 10' 1" (6.06m x 3.08m)**

With up and over door, light, power and electric car charging point.

#### Floorplan

Please note the layout of this property is the opposite way round from the floorplan.

#### Tenure

Freehold - subject to a £144 annual maintenance fee.

#### Services

All main services are connected (not tested by Cheshire Lamont).  
Electric car charging point.

#### Viewings

Strictly by appointment only via Cheshire Lamont.

#### Directions

From Nantwich town centre proceed to the traffic lights on Waterlode and continue straight over past the swimming pool/leisure centre. Turn right at the next set of traffic lights by Nantwich football ground and proceed along Reaseheath Way. Turn left onto Richard Gibson Road and left onto Camp Hill Drive where the property is situated on the right hand side.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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