



35 Oakfield Avenue, Wrenbury CW5 8ER



Within Wrenbury village centre, a superb detached family house in a tranquil cul-de-sac position with attractive surrounding aspects affording well appointed and spacious accommodation with four double bedrooms, three reception rooms, large adjoining carport, extensive parking facilities and attractive South West facing rear gardens. Available for early completion with NO CHAIN.

- A superbly situated detached family home
- In a fine position within Wrenbury village
- Well appointed and spacious accommodation throughout
- With attractive South West facing rear gardens and delightful surrounding aspects
- Entrance hall, cloakroom, lounge, dining room, dining kitchen, sitting room/snug
- Four first floor double bedrooms and family bathroom
- With extensive driveway providing excellent parking facilities
- Large adjoining carport
- Oil fired combination central heating system and uPVC double glazing
- NO CHAIN - early viewing recommended

Agents Remarks

This spacious detached family home enjoys a delightful situation with attractive views and a path at the front of the property leads directly into Wrenbury village and the property sits opposite the very highly regarded primary school. The village benefits from a thriving village store, a superb medical centre, Wrenbury railway station and a renowned Public House and Restaurant. The area is renowned for its leisure and sporting facilities and just a short distance from historic Nantwich.

Property Details

The property stands at the head of a tranquil cul-de-sac with a pedestrian path to the front allowing access on to Wrenbury Road and to Wrenbury School facilities. The property is set back behind a large wide gravel cobble-edged driveway which provides superb and extensive parking facilities and a path leads to a glazed panel front door which allows access to:

Entrance Hall

With a staircase ascending to first floor and a panel door leads to:



Cloakroom

With WC, radiator, half tiled walls, tiled floor and a wash basin with cupboard beneath.

From the Entrance Hall a glazed panel door leads to:

Lounge 11' 9" x 13' 6" (3.58m x 4.11m)

With a uPVC double glazed bow window to front elevation, radiators, central fireplace incorporating an electric living flame-effect fire and folding double doors lead to:

Dining Room 9' 1" x 12' 4" (2.77m x 3.76m)

With radiator, uPVC double glazed windows to rear elevation overlooking patio and rear gardens and a folding panel door leads to:

Dining Kitchen 9' 1" x 13' 3" (2.77m x 4.04m)

Comprehensively equipped with a superb range of Oak-fronted base and wall mounted units comprising cupboards and drawers, deep enamel sink with mixer tap, plumbing for dishwasher, electric cooker point with filter canopy over, plumbing for washing machine, part tiled walls, radiator, panel door to deep under stairs pantry/storage cupboard, uPVC double glazed window to rear elevation overlooking gardens and an archway leads to:

Side Hall

With quarry tiled floor, cloaks recess, a uPVC double glazed door to outside and a glazed panel door leads to:

Sitting Room/Snug 15' 0" x 8' 11" (4.57m x 2.72m)

With radiator and a uPVC double glazed window to front elevation.

First Floor Landing

With access to loft, door to built-in linen cupboard incorporating shelving and a panel door leads to:

Bedroom One 9' 9" x 13' 8" (2.97m x 4.17m)

With a uPVC double glazed window providing attractive village aspects, built-in double wardrobe incorporating railing and shelving and radiator.

Bedroom Two 12' 2" x 9' 2" (3.71m x 2.79m)

With a uPVC double glazed window to rear elevation and radiator.

Bedroom Three 8' 5" x 10' 10" (2.57m x 3.30m)

With a uPVC double glazed window to front elevation and radiator.

Bedroom Four 8' 8" x 9' 2" (2.64m x 2.79m)

With a uPVC double glazed window to rear elevation and radiator.



Bathroom

With a panel bath incorporating shower screen and shower over, tiled walls, pedestal wash basin, WC, uPVC double glazed window and full height chrome towel radiator.

Externally

The rear gardens benefit from attractive South West facing aspects with a lawned garden bordered by high brick walling and fencing, an extensive herringbone block paved path and patio, a decked terrace, Worcester oil fired central heating boiler (installed 2021) and an outside tap. A gate leads to the side of the property where there is a gated brick pillared carport with a tiled pitched roof, timber garden storage shed and oil storage tank.

Tenure

Freehold.

Services

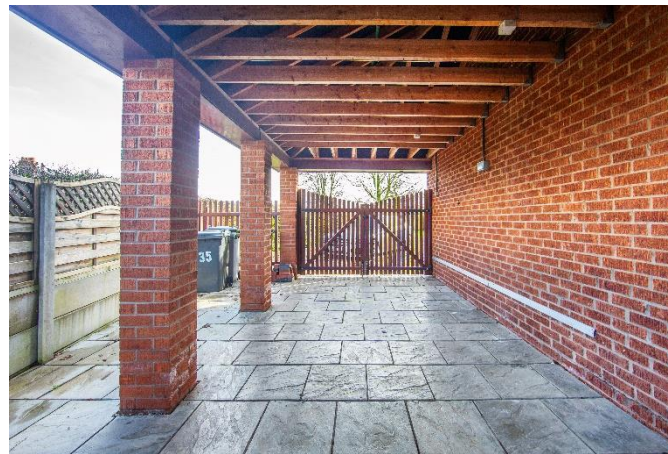
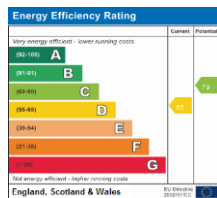
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Welsh Row and turn left into Queens drive and continue for approximately 5 miles into Wrenbury village. Turn left into Sandfield Avenue and turn left again into Oakfield Avenue. Continue to the end of the close where the property is situated 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.

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