



5 Potter Close, Willaston CW5 7HQ





A delightfully presented and comprehensively enhanced spacious modern detached family home in a lovely established tranquil position within a sought after location affording impeccably appointed accommodation with a wealth of attractive features. Viewing highly recommended.

- A beautifully appointed superior modern detached family home
- Standing in a fine position with lovely established surroundings
- Delightfully presented and appointed accommodation throughout
- With pleasant aspects and walled landscaped rear gardens with extensive patio terrace
- Four bedrooms, two en-suite and family bathroom
- Double driveway, double integral garage, attractive front gardens
- Superbly appointed family dining kitchen, utility room, cloakroom
- Large lounge with fireplace, separate sitting room/snug
- In a convenient position nearby to Nantwich
- Viewing highly recommended



#### Agents Remarks

This superb modern detached house has been comprehensively updated, enhanced and improved to a significant standard in recent years by the current Vendors and the property benefits from solid Oak doors, attractive floorings, luxurious contemporary bathrooms and a bespoke kitchen incorporates all appliances. The house stands in a fine position on the periphery of Willaston village and nearby to historic Nantwich.

#### Property Details

The property is set back from the close behind a double width entrance drive and a block paved edged path leads through attractive front gardens with neat laurel hedging and continues to a covered pitched porch. A cobbled step ascends to a high quality uPVC double glazed composite door allowing access to:



### Reception Hall

A beautiful entrance to the property with attractive aspects through the hall and kitchen to the rear garden, coved ceiling, column radiator, high quality Oak plank effect flooring, spindle staircase ascending to first floor galleried landing and an Oak door leads to:

### Cloakroom

With WC, wash basin with cupboards beneath, tiled flooring, extractor fan and towel radiator.

From the Reception Hall Oak and glazed doors lead to:

### Lounge 17' 2" x 12' 1" (5.23m x 3.68m)

With a uPVC double glazed window to front elevation, attractive central fireplace with hearth incorporating a recessed living flame gas fire inset, radiator and coved ceiling.

From the Reception Hall an Oak door leads to:

### Dining Room 10' 2" x 12' 1" max (3.11m x 3.68m max)

With high quality Oak plank effect flooring, uPVC double glazed doors to patio and coved ceiling.

From the Reception Hall Oak and glazed doors leads to:

### Open Plan Dining Kitchen 18' 4" max x 21' 8" max (5.60m max x 6.61m max)

### Kitchen Area

Comprehensively equipped with a superb range of high quality shaker style base and wall mounted units, attractive working surfaces, complimentary upstands, dining counter, five ring gas hob with filter canopy over, single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, high quality Oak plank effect flooring, column radiator, built-in double electric oven, integrated fridge and freezer, integrated microwave, recessed ceiling lighting and open access to:

### Dining Area

Benefiting from delightful aspects over the rear gardens, uPVC double glazed windows to side elevation and twin sets of uPVC double glazed doors to patio and rear gardens.

From the Kitchen Area a doorway leads to:

### Rear Hall and Utility

With plumbing for washing machine, uPVC double glazed door to outside, part tiled walls, high quality Oak plank effect flooring, radiator, Oak door to under stairs pantry/storage cupboard with shelving and an Oak door leads to:



**Garage 17' 7" max x 14' 9" (5.37m max x 4.49m)**

With wall mounted combination gas fired central heating boiler, fitted cupboards, vent for tumble drier, light, power and electrically operated remote control roller door to front.

**First Floor Galleried Landing**

With hinged access to loft, radiator and an Oak door leads to:

**Master Bedroom 17' 5" x 12' 0" (5.31m x 3.66m)**

With a uPVC double glazed window to front elevation, radiator, full width fitted wardrobes and an Oak door leads to:

**Re-Appointed En-Suite Shower Room**

A stunning contemporary shower room with a large wide walk-in shower area incorporating full height screen and rain-shower over, wall mounted wash basin with drawers beneath, WC, tiled flooring, tiled walls, recessed ceiling lighting, column towel radiator and uPVC double glazed eaves window.

**Bedroom Two 14' 6" x 12' 9" (4.43m x 3.88m)**

With a uPVC double glazed eaves window to front elevation, fitted wardrobes, radiator and an Oak door leads to:

**Contemporary En-Suite Shower Room**

Delightfully appointed with a tiled shower enclosure incorporating full height screen and shower over, WC, pedestal wash basin, tiled flooring, tiled walls and recessed ceiling lighting.

**Bedroom Three 10' 2" x 13' 11" max (3.10m x 4.23m max)**

With a uPVC double glazed window to rear elevation, radiator, fitted wardrobe and high quality Oak plank effect flooring.

**Bedroom Four 14' 4" x 9' 3" (4.36m x 2.83m)**

With a uPVC double glazed window to rear elevation, radiator, fitted wardrobes and high quality Oak plank effect flooring.

**Contemporary Bathroom 6' 6" x 10' 7" (1.99m x 3.22m)**

Delightfully appointed with WC, freestanding double ended roll top bath with shower tap stand to side, wall mounted wash basin with drawers beneath, corner fitted shower cubicle incorporating full height screen doors and rain-shower over, tiled flooring, recessed ceiling lighting and uPVC double glazed window.

**Externally**

The property benefits from a delightful attractive corner position with walled gardens extending to the rear enjoying all day and evening sunshine with an extensive Indian stone paved patio terrace. Steps ascend to a lovely raised lawn garden area retained within borders and beds incorporating an abundance of mature plants, trees and



shrubs. The gardens benefit further from attractive surrounding aspects, mature trees in the periphery and a further patio area.

#### Tenure

Freehold.

#### Services

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

#### Viewings

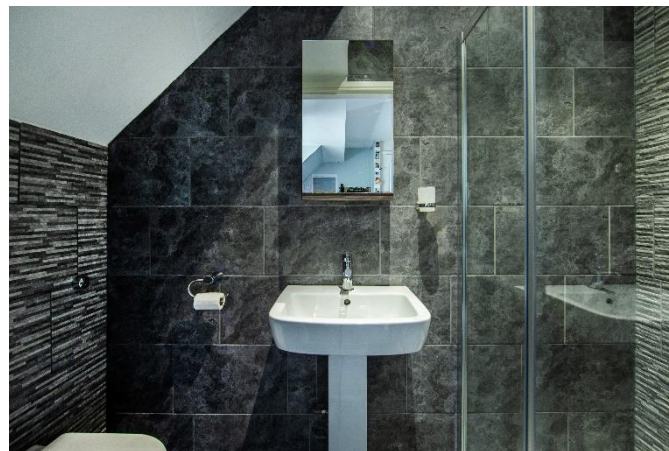
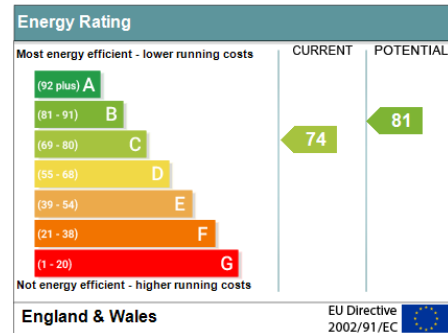
Strictly by appointment via Cheshire Lamont.

#### Directions

Proceed out of Nantwich along London Road, through the traffic lights and at the Cheerbrook roundabout take the second exit onto Cheerbrook Road. Continue to the end of Cheerbrook Road, turn right and right again onto Boden Drive. Turn right into Potter Close and follow the road round where the house is situated at the bottom on the left hand side within a small quiet close.

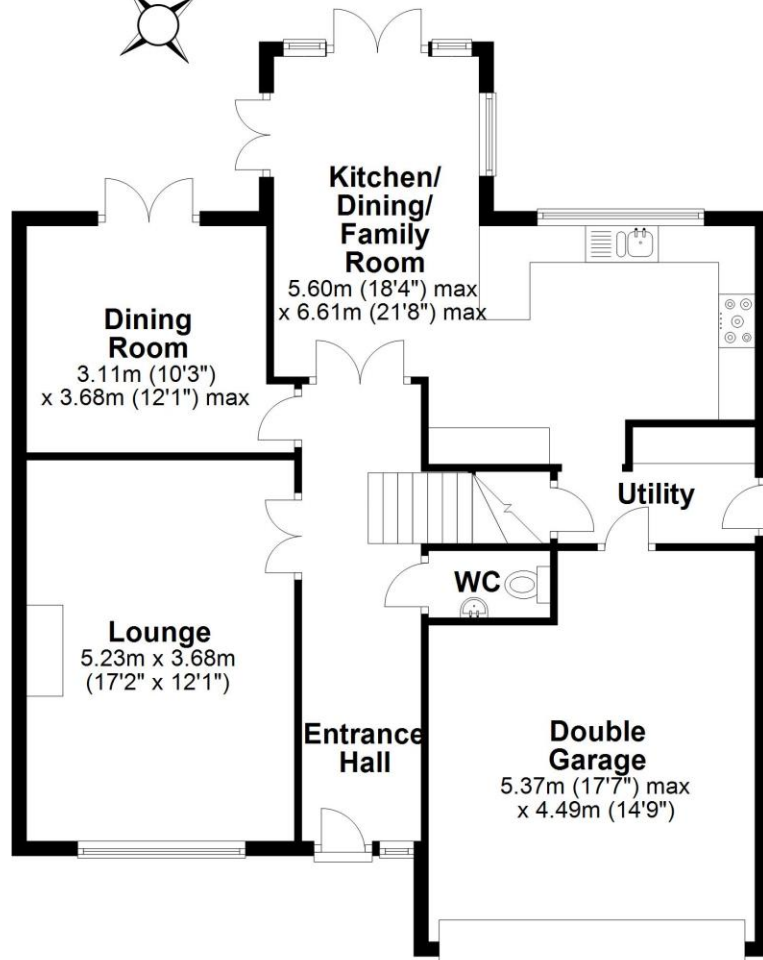


Address: 5 Potter Close, Willaston, NANTWICH, CW5 7HQ  
RRN: 0330-2986-2350-2094-3841



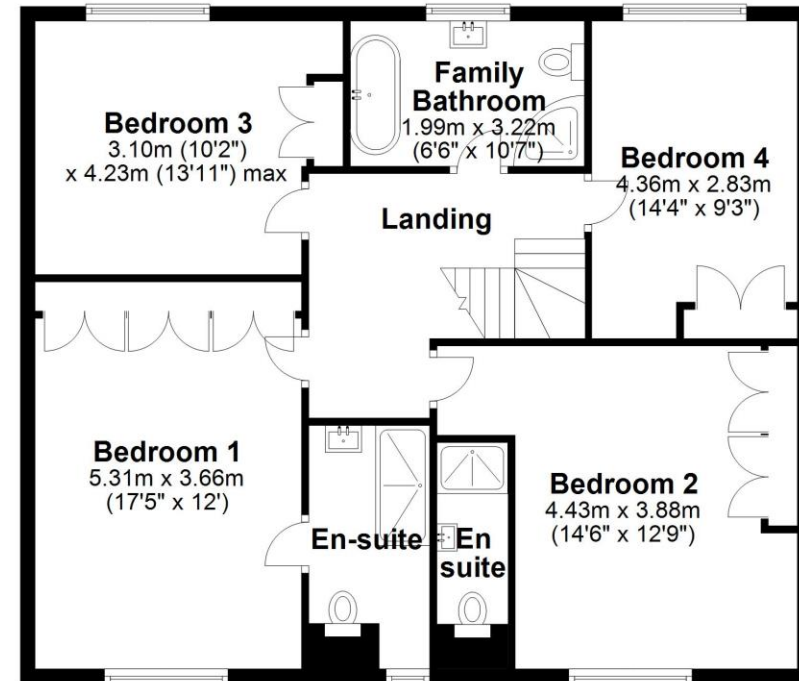
## Ground Floor

Approx. 97.2 sq. metres (1046.4 sq. feet)



## First Floor

Approx. 93.1 sq. metres (1001.6 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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