



**CHESHIRE
LAMONT**

14 Talbot Way, Stapeley, Nantwich CW5 7RQ

A superb modern detached house in a small select tranquil cul-de-sac in a fine position upon the popular Stapeley estate benefiting from attractive aspects and providing delightfully appointed accommodation with a range of attractive features. Extensive block paved driveway, integral garage, rear gardens with large patio terrace and garden cabin. Viewing highly recommended.

- A delightfully appointed and impeccably presented modern four bedroom detached house
- Within a small select tranquil cul-de-sac upon the highly regarded Stapeley Estate
- Considerably enhanced and affording delightful features
- Superb surrounding aspects and position
- Large block paved double width drive, integral garage and extensive paved terrace to rear
- Attractive lawned gardens with garden cabin
- Newly appointed open plan family dining kitchen incorporating all appliances
- Lounge and superior garden room
- With South Westerly facing gardens to the side and rear
- Viewing highly recommended

Agents Remarks

This lovely detached family home stands within a select position in a tucked away location upon the highly favoured Stapeley Estate. The house benefits from a range of delightful features throughout and is superbly presented. The property is located nearby to facilities for day to day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Anne's Primary and Brine Leas High School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

The property is approached over a long shared tarmac driveway which leads into a pleasant select courtyard cul-de-sac position of just two houses. The drive continues to an impressive edged herringbone block laid double width driveway with garden areas and flower beds bordered by low neat laurel hedging and a path leads to the side gate allowing access to the rear garden and also continues to a recessed porch beneath a tiled pitched pillared roof. A handsome uPVC double glazed composite door allows access to:



Impressive Reception Hall

A delightful entrance to the property with a uPVC double glazed window to side elevation, radiator, high quality Oak plank flooring, staircase with quarter landing ascending to vaulted first floor landing, Oak door to under stairs cupboard, panel door to integral garage and an Oak door leads to:

Cloakroom

With WC, wash basin, half tiled walls, radiator and Oak plank flooring.

From the Reception Hall an Oak glazed panel door leads to:

Open Plan Living Dining Kitchen

Kitchen Area 12' 4" max x 10' 6" max (3.76m max x 3.20m max)

Comprehensively equipped with a superb range of contemporary base and wall mounted units comprising cupboards and drawers, attractive working surfaces and complementary upstands, uPVC double glazed window overlooking front gardens, inset induction hob with filter canopy above, built-in double electric oven, underslung sink with mixer tap, integrated dishwasher, recessed ceiling lighting, high quality Kardean effect plank flooring, impressive aspects to the rear gardens via uPVC double glazed sliding patio doors, uPVC double glazed composite door to side and open access leads to:

Living/Dining Area 10' 10" x 8' 3" (3.30m x 2.51m)

With Kardean effect plank flooring, coved ceiling, tall contemporary column radiator and open access leads to:

Lounge 15' 2" x 12' 3" (4.62m x 3.73m)

Beautifully appointed with an impressive log burning stove upon polished slate hearth with Oak mantel over, coved ceiling, tall contemporary radiator, Kardean effect plank flooring and sliding double glazed patio doors lead to:

Garden Room 13' 11" max x 10' 0" max (4.24m max x 3.05m max)

Delightfully appointed with lovely surrounding aspects, high quality Kardean effect plank flooring, radiator, high ceiling incorporating recessed lighting and uPVC double glazed doors to extensive patio.

First Floor Landing

With radiator, access to loft, panel door to deep storage cupboard, panel door to airing cupboard with shelving and a panel door leads to:

Master Bedroom 12' 4" x 10' 6" (3.76m x 3.20m)

With uPVC double glazed window to front elevation, radiator, coved ceiling, fitted wardrobes with matching drawer unit and a panel door leads to:



En-Suite Shower Room

With a vanity wash basin incorporating cupboard beneath, WC, uPVC double glazed window, fully tiled recessed shower with folding screen and overhead shower, radiator, tiled walls and attractive Karndean flooring.

Bedroom Two 13' 0" into wardrobe x 8' 1" (3.96m x 2.46m)

With uPVC double glazed window to front elevation, radiator, full width fitted wardrobes incorporating shelving, drawers and cupboards.

Bedroom Three 12' 4" x 8' 7" (3.76m x 2.61m)

With uPVC double glazed window to rear elevation, radiator and fitted wardrobes incorporating shelving, drawers and unit to side.

Bedroom Four 9' 4" max x 8' 5" max (2.84m max x 2.56m max)

With uPVC double glazed window to rear elevation and radiator.

Bathroom

With WC, panel bath incorporating shower screen and shower over, pedestal wash basin, part tiled walls, radiator, Karndean flooring and uPVC double glazed window.



Externally

The property benefits from a most attractive position with lovely surrounding aspects over mature green areas. The impressive rear garden enjoys an extensive Indian stone paved patio area which descends to a further Indian stone paved path leading to a most useful garden cabin. The gardens further benefit from a lawned area bordered by well stocked flower beds and borders, sheltered by high wooden fencing to all sides and from an automatic awning with rain and wind sensor that covers part of the patio area.

Garden Cabin

With double doors to a most useful space currently incorporating a hot tub.

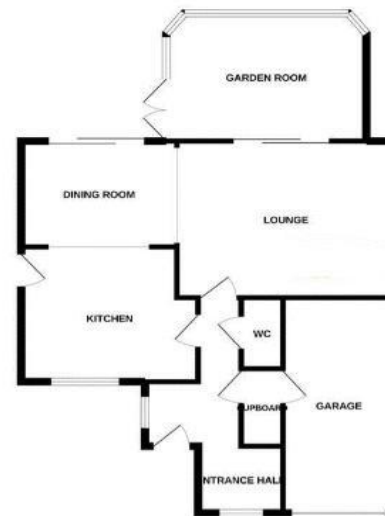
Tenure

Freehold.

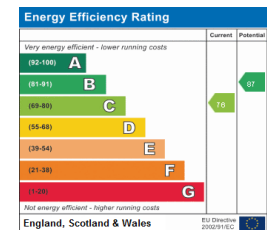
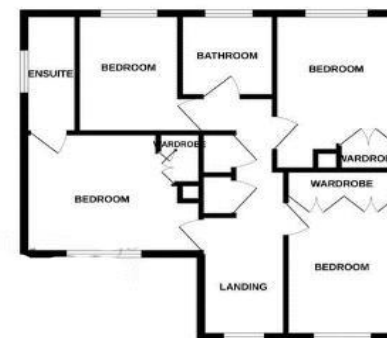
Services

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

GROUND FLOOR



1ST FLOOR



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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