



4 Crown Green Court, Waterlode, Nantwich CW5 5XQ





An outstanding and most impressive modern Georgian style four storey townhouse upon a select courtyard position in Nantwich town centre enjoying views over Mill Island and The River Weaver providing impeccably styled and presented accommodation of significant appeal. Viewing highly recommended.

- A most impressive modern Georgian style townhouse
- In a fine location with delightful surrounding aspects
- Overlooking Mill Island and within the historic town centre
- Delightfully appointed and superbly arrayed accommodation over four floors
- Integral single garage and excellent car parking facilities
- Enclosed rear courtyard garden
- Enclosed entrance porch, reception hall, cloakroom, study/snug, laundry room and store
- Double doors to first floor lounge affording lovely views, storage cupboard and fully appointed dining kitchen
- Second floor master bedroom with en-suite, further bedroom and family bathroom
- Third floor guest suite with en-suite and further bedroom

Agents Remarks

This stunning Georgian style townhouse was sympathetically constructed in recent years to an exacting specification and great care was taken to incorporate a building style that compliments the surrounding properties and its proximity to the historic town centre. Set back from Waterlode, the property is prominently situated upon a small select courtyard setting with a delightful rear courtyard garden. 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 high quality uPVC double glazed composite door with double glazed panel over leads to:

Enclosed Entrance Porch

With tiled flooring, recessed ceiling lighting and an Oak panel door leads to:

Reception Hall

With tiled flooring, recessed ceiling lighting, central heating thermostat, Oak panel door to storage cupboard, staircase with half landing ascending to first floor and an Oak door leads to:

Cloakroom

With WC, vanity wash basin with mixer tap and cupboard beneath, tiled flooring, extractor fan and recessed ceiling lighting.

From the Reception Hall an Oak panel door leads to:

Study/Snug 11' 6" x 8' 7" (3.50m x 2.62m)

With full height sectional uPVC double glazed window to rear overlooking walled courtyard garden and radiator.

From the Reception Hall an Oak panel door leads to:

Laundry/Utility Room 8' 2" x 7' 0" (2.48m x 2.14m)

With base units, plumbing for washing machine, single drainer sink unit with mixer tap, wall mounted cupboards, cupboard incorporating wall mounted gas central heating boiler, working surface with complimentary upstands, tiled flooring, sectional uPVC double glazed sash window to rear elevation and double glazed panel door to rear courtyard garden.

From the Reception Hall an Oak panel door leads to:

Integral Garage 17' 9" x 8' 10" (5.42m x 2.70m)

With a remote controlled electrically operated up and over door, light and power.

Large First Floor Landing

With fabulous aspects to the Dining Kitchen and Lounge via twin sets of Oak double doors, Oak double doors to a large storage facility incorporating pressurized cylinder system and shelving for linen,



staircase with half landing ascending to second floor and Oak double doors lead to:

Open Plan Dining Kitchen 11' 6" x 16' 2" (3.51m x 4.92m)

With a superb range of high quality shaker style base and wall mounted units, attractive grey quartz working surfaces, integrated double oven, integrated dishwasher, central dining island incorporating NEFF induction hob with chimney canopy over, two uPVC double glazed sectional windows to rear elevation overlooking courtyard garden, radiator and tiled plank flooring.

From the First Floor Landing Oak double doors lead to:

Lounge 14' 11" x 16' 2" (4.55m x 4.92m)

A superb room with glorious aspects over the River Weaver and adjoining Riverside Park via sectional uPVC double glazed sash windows to front elevation, double radiator and television aerial point.

Second Floor Landing

With recessed ceiling lighting, radiator and an Oak panel door leads to:

Master Bedroom 14' 11" x 16' 2" max (4.55m x 4.92m max)

With two uPVC double glazed sectional glazed sash windows to front elevation, radiator, telephone point, Oak double doors to fitted wardrobe incorporating railing and an Oak panel door leads to:

En-Suite Shower Room

With a tiled shower enclosure incorporating a folding screen door, recessed ceiling lighting, vanity wash basin with cupboard beneath, WC and half tiled walls.

From the Second Floor Landing an Oak panel door leads to:

Bathroom

With a tiled panel bath, half tiled walls, WC, pedestal wash basin, tiled flooring, extractor fan, chrome towel radiator and recessed ceiling lighting.

Bedroom Four 11' 6" x 11' 1" max (3.50m x 3.39m max)

With a sectional uPVC double glazed sash window to rear elevation providing lovely aspects to the rear and radiator.

Stairs ascend to:

Third Floor Landing

With recessed ceiling lighting, radiator and an Oak panel door leads to:



Bedroom Two/Guest Suite 12' 5" x 16' 2" (3.78m x 4.93m)

With a sectional uPVC double glazed sash eaves window to front elevation providing lovely aspects over Mill Island, recessed ceiling lighting and an Oak panel door leads to:

En-Suite Shower Room

With a corner fitted shower cubicle incorporating curved screen doors, pedestal wash basin, WC, chrome towel radiator, half tiled walls and tiled flooring.

From the Third Floor Landing an Oak panel door leads to:

Bedroom Three 10' 3" x 16' 2" (3.12m x 4.92m)

With two Velux windows to rear elevation, sectional uPVC double glazed sash window to rear elevation affording views of St Marys Church tower and radiator.

Externally

This fine townhouse occupies an enviable and prominent position upon Waterlode and benefits from lovely West facing views over Mill Island, The River Weaver and parkland. To the front stands a large block paved parking area and the property benefits from an integral garage. At the rear the property enjoys attractive aspects and a delightful walled courtyard garden.

Tenure

Freehold.

Services

Underfloor heating to ground floor. All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From our Nantwich office proceed to the mini roundabout and turn right. Follow the road past Morrisons and straight over the roundabout onto Waterlode. Crown Green Court is located on the right hand side.

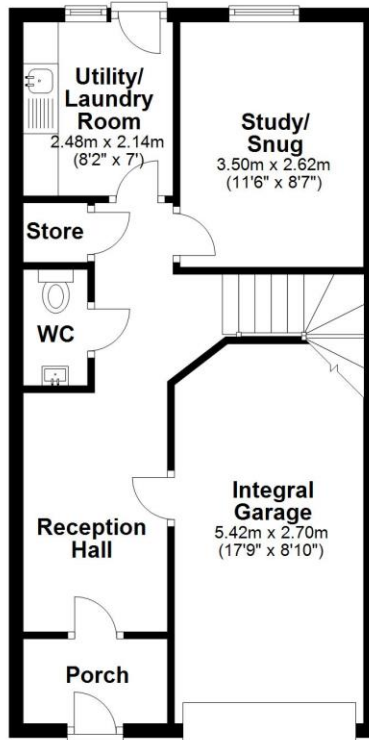


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



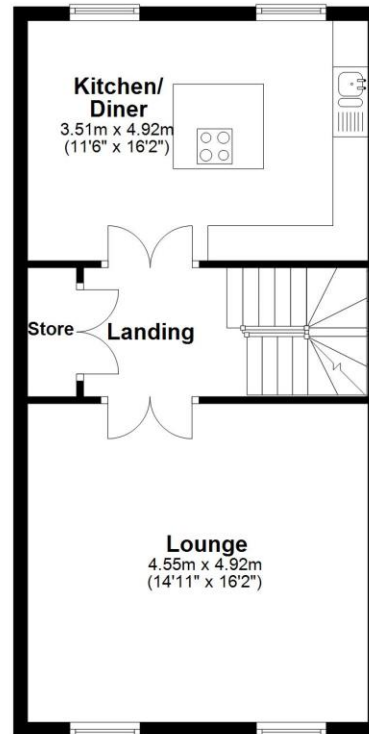
Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



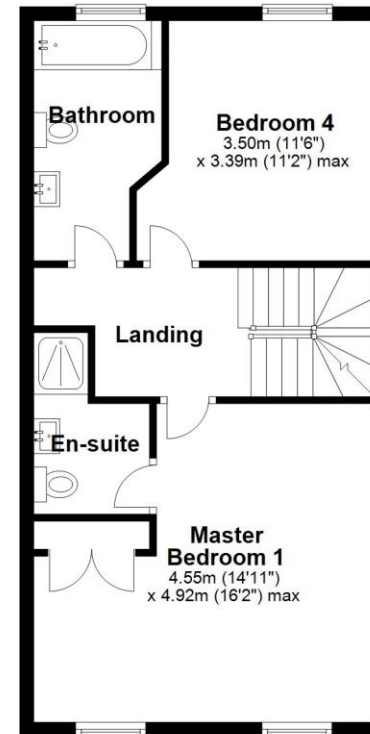
First Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



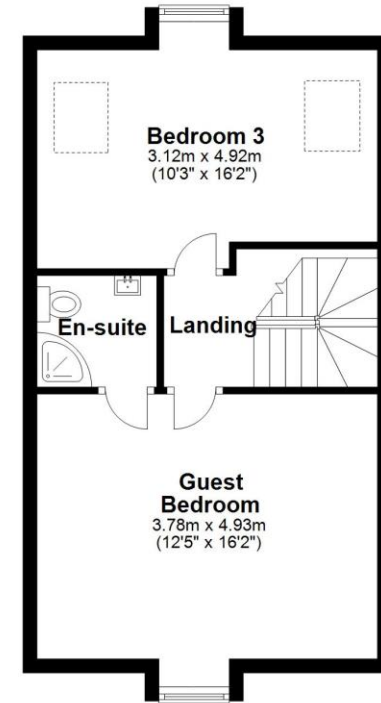
Second Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Third Floor

Approx. 43.1 sq. metres (463.4 sq. feet)





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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporeley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441