



47 Mottram Drive, Stapeley, Nantwich CW5 7NW



A superbly presented and situated modern detached three bedroom house in a favoured position upon the ever popular Stapeley Estate benefiting from large lawned South West facing rear gardens and integral single garage. Enclosed entrance hall, open plan living room with dining area, fully appointed kitchen, side hallway, cloakroom, first floor master bedroom with en suite, two further bedrooms and family bathroom. Impeccably appointed throughout to a very high standard. Viewing recommended.

- A superbly positioned and appointed modern detached house
- Situated upon the popular Stapeley Estate in a sought after position
- With a full range of attractive features and well sized South West facing rear gardens
- Double driveway, integral garage
- Three bedrooms, en suite, family bathroom
- Open plan living room with dining area to rear, fully appointed kitchen
- Side hallway, cloakroom
- Presented throughout to a high standard
- Nearby to excellent primary and secondary schools

Agents Remarks

This superb detached family home is located upon the sought after Stapeley Estate and is nearby to facilities for day to day requirements and nearby to Pear Tree Primary School, Stapeley Broad Lane Primary School, Weaver Primary School and St Annes Primary School as well as Brine Leas Academy. 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, Crewe mainline Railway Station and the forthcoming HS2 northern hub.

Property Details

A double width driveway stands to the front of the property and continues to a single integral garage. A paved approach leads to a covered timber porch with a uPVC double-glazed door which leads to;



Enclosed Entrance Hall

With uPVC double-glazed window to side elevation, radiator, door to deep under stairs cloaks cupboard and a panel door leads to;

Lounge/Dining Room 23' 3" x 10' 8" max (7.09m x 3.26m)

A dual aspect open plan living and dining room with uPVC double-glazed window to front elevation, radiator, attractive living flame gas fire within attractive fireplace surround and raised hearth, coved ceiling, spindled staircase ascending to first floor, central heating programmer, attractive aspects over large West facing private rear gardens via aluminium framed double-glazed sliding patio doors, further radiator, coved ceiling and a panel door leads to;

Kitchen 7' 9" x 9' 9" (2.36m x 2.96m)

With a superb range of high quality units comprising cupboards and drawers beneath attractive granite effect work surfaces incorporating four ring gas hob, electric oven, filter canopy, part tiled walls, integrated single drainer one and a half bowl sink unit with mixer tap, uPVC double-glazed window to rear elevation, recessed ceiling lighting, radiator, plumbing for automatic washing machine and an open archway leads to;

Side Hallway

With uPVC double-glazed door to side elevation and a panel door leads to;

Cloakroom

With wall mounted wash hand basin, tiled splashback, WC, radiator and uPVC double-glazed window.

First Floor Landing

With access to loft, radiator, uPVC double-glazed window to side elevation, fitted over stairs cupboard and a panel door leads to;

Bathroom

Attractively appointed with a panelled bath incorporating shower screen and shower over, uPVC double-glazed window to rear elevation, WC, pedestal wash hand basin and two fully tiled walls.

Master Bedroom 13' 2" x 9' 11" (4.01m x 3.02m)

With radiator, uPVC double-glazed window overlooking rear gardens and a panel door leads to;

En Suite Shower Room

With shower cubicle incorporating electric shower, pedestal wash hand basin, WC, part tiled walling and uPVC double-glazed window.

Bedroom Two 9' 9" max x 9' 7" (2.98m x 2.92m)

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



Bedroom Three 8' 6" x 9' 5" (2.60m x 2.86m)
With radiator and uPVC double-glazed window.

Externally

The property benefits from an attractive position upon the popular Stapeley Estate in a small and secluded location with a lawned front garden which extends to the front and a private pathway leads from the side of the property to the rear where the property enjoys a South West facing aspect benefiting from all day sunshine and evening sunshine. There is a lawned garden area with an extensive Indian stone paved patio, timber garden shed, circular patio feature, all secluded by high wooden panel fencing. Driveway and garaging.

Garage 15' 8" x 8' 3" (4.78m x 2.51m)
With up and over door.

Services

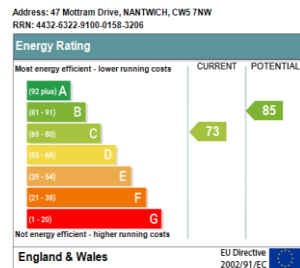
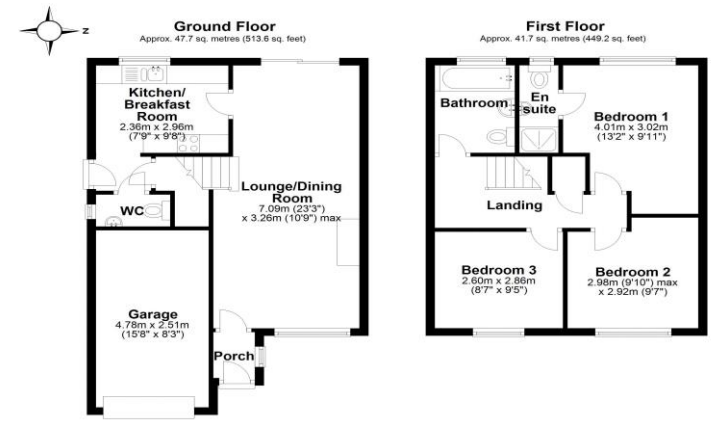
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

From Nantwich town centre proceed along Wellington Road and turn left at the lights into Peter Destaleigh Way. Turn second left into Hawksey Drive, right into Clonnersfield and turn left into Mottram Drive. Continue along Mottram Drive, turn left and the property is on the right 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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