



31 PIT LANE | HOUGH | CHESHIRE | CW2 5JQ | OIRO £439,000



An outstanding three-bedroom, two-bathroom detached dormer bungalow, offering an impressive combination of spacious, versatile accommodation and stylish contemporary presentation. Extending to approximately 1,416 sq ft (131.6 sq m) in total, the property is particularly well suited to buyers seeking generous living space with the flexibility of bedrooms and bathroom facilities across both floors.

The ground floor is centered around a superb open-plan kitchen and family area, extending to approximately 26'0" in length and creating a fantastic everyday living and entertaining space. A separate dining/family room provides further versatility, while the impressive 17'4" x 13'11" living room enjoys excellent proportions and a large front-facing bay window, creating a bright and welcoming reception space.

Two well-proportioned bedrooms are positioned on the ground floor, together with a spacious contemporary shower room, entrance hall and useful pantry, making the layout ideal for family living, guests or those seeking predominantly ground-floor accommodation.

Upstairs, the generous principal bedroom measures approximately 17'1" x 13'10" and is complemented by its own walk-in wardrobe and a separate bathroom, creating a particularly appealing principal suite.

Externally, the property makes an excellent first impression, approached through attractive electrically operated entrance gates onto a substantial gravelled driveway providing extensive off-road parking, together with a detached single garage. Established planting and a lawned frontage add further curb appeal.

The rear garden is generous too combining lawn with patio and attractive planting.

Spacious, beautifully presented and exceptionally versatile, this superb detached home combines bungalow practicality with the additional accommodation of a dormer conversion, creating an excellent three-bedroom residence with two bathrooms, generous reception space and ample parking.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED



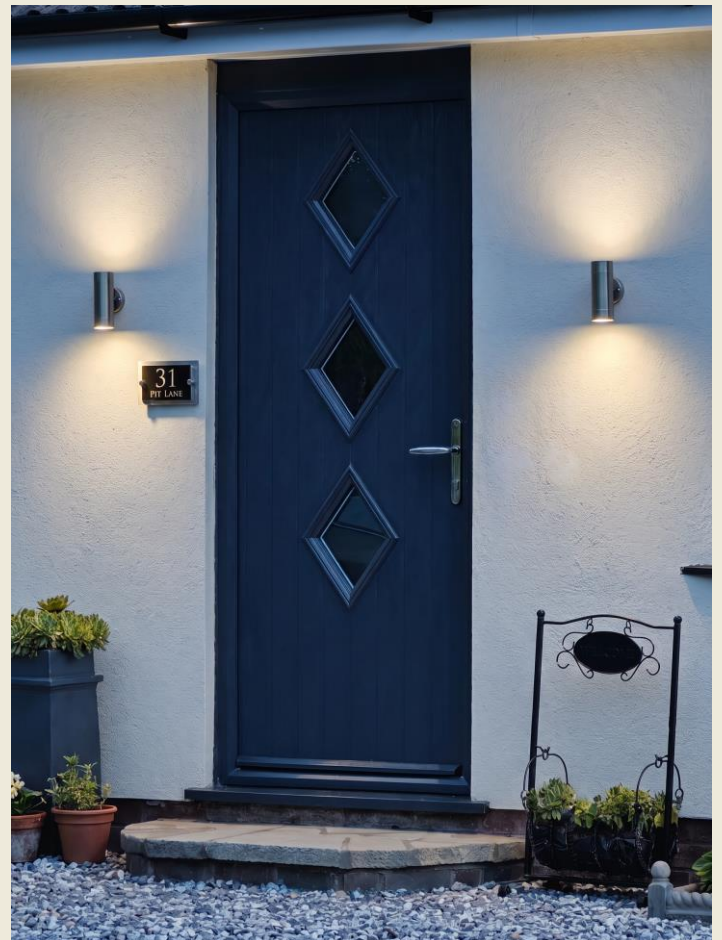


DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street and continue over the mini roundabout. At the next roundabout by 'Churches Mansion' take the last exit into London Road. Continue over the level crossing through the traffic lights to the large roundabout beyond Cheerbrook Farm Shop. Take the last exit onto Newcastle Road & continue passing the fuel station on the right. Take the right turn into Pit Lane & the property will be observed on the left.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL





LIVING ROOM 17'4 x 13'11

A wonderfully naturally light reception room with UPVC double glazed bay window, radiator, discreet TV point, stunning wood effect floor.





EXPANSIVE KITCHEN DINING FAMILY ROOM
KITCHEN FAMILY AREA 29'3 max x 10'7
DINING AREA 8'9 X 9'11





UTILITY / PANTRY





SHOWER ROOM



BEDROOM TWO 10'5 x 11'3

BEDROOM THREE 7'6 x 11'3





FIRST FLOOR LANDING



BEDROOM ONE 13'10 x 17'1

WALK IN WARDROBE

BATHROOM





EXTERIOR

Outstanding beautifully landscaped front & rear gardens including generous lawns, mature shrubs and borders. Well established clipped hedging, superb patio, pathways and gated side entrance to gravelled additional driveway & detached single garage. Electrically operated double opening gates (fully serviced annually by the installation company). The garden is fully secure and offers an excellent degree of privacy enabling a tranquil spot to relax & entertain.

DETACHED SINGLE GARAGE

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may



