



31 HERON WAY | EDLESTON | NANTWICH | CHESHIRE | CW5 5GS | OFFERS OVER £350,000



In a highly desirable now established modern development, on the edge of great countryside and the nearby canal, it's also within walking distance of Nantwich town centre.

This fine modern four bedroom, two bathroom three storey semi detached house enjoys low maintenance garden space, excellent proximity to the developments children's play area, canal, countryside and all town facilities including schools. Ideal for families, professionals or anyone requiring an easy to maintain 'lock up & leave property – this is a perfect choice.

The accommodation briefly comprises; Entrance Hall, spacious Living Dining Room being extended by the current owner, Kitchen Diner, Cloaks WC. First Floor Landing, Bedroom Two, Bedroom Three, Family Bathroom, Bedroom Four/Office. Second Floor Landing with exceptional Master Bedroom Suite. Bedroom One with built in wardrobes, outstanding views particularly to the rear and Ensuite Shower Room.

Outside, there is a well stocked planted garden frontage with sleek attractive railings & paved pathway to the entrance. Vehicular side access leads to the rear which boasts a single garage & parking. Curved walled rear paved courtyard being the perfect spot to relax & entertain.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into the prestigious Welsh Row. Turn into Queens Drive & continue towards Marsh Lane. Turn left into the 'Malbank Waters' development, visible by the Heron Way sign & continue following the road. The property will be observed on the left hand side.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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:-

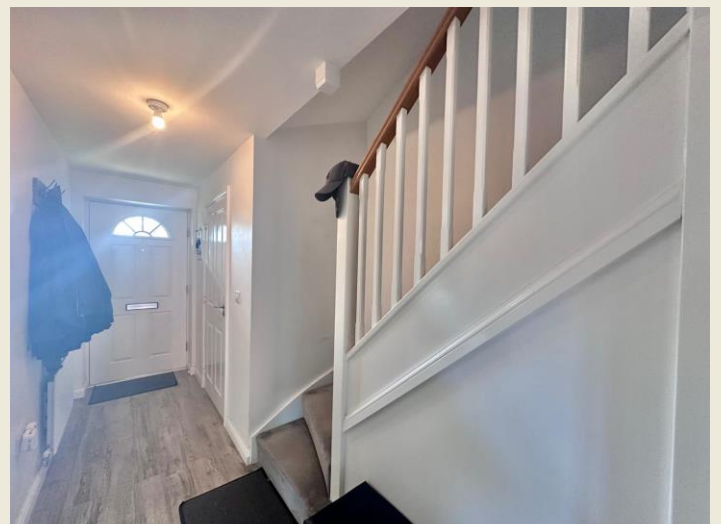
With approximate dimensions, comprises;

ENTRANCE HALL

Radiator, built-in cupboard and stairs to first floor.

CLOAKS WC

Wash hand basin, low level WC, radiator, ceramic tiled floor and uPVC double glazed window to front elevation.





KITCHEN DINER 13'3 (max exc. bay) x 10'3 (max)

An extremely stylish kitchen diner offering a contemporary range of fitted base and wall units, extensive work surfaces with 1.5 bowl stainless steel sink unit and mixer tap, integrated electric double oven, five burner gas hob with glass splashback, wide chimney style cooker hood with lighting, integrated fridge and freezer, dishwasher & washing machine, UPVC double glazed box bay window to the front elevation, radiator and ceramic tiled floor. Wall fitted breakfast bar.





EXTENDED LIVING DINING ROOM 17'5 x 12'6 overall plus extension

An outstanding surprisingly large space with uPVC double glazed window, uPVC double glazed French doors to the rear garden from the dining area, two radiators, TV aerial point, telephone point and under stairs storage cupboard.





FIRST FLOOR LANDING



FAMILY BATHROOM

Well appointed with a panelled bath, mixer shower & screen, semi pedestal wall mounted wash hand basin with monobloc mixer tap, WC, heated towel rail / radiator, ceramic tiled floor and uPVC double glazed window to front elevation.

BEDROOM TWO 13'6 x 10'4

Radiator and uPVC double glazed window to rear elevation.



BEDROOM THREE 12'2 x 10'5

Radiator and uPVC double glazed window to front elevation.





BEDROOM FOUR / OFFICE 9'10 x 6'10

Radiator, uPVC double glazed window to the rear elevation.



SECOND FLOOR LANDING

Radiator and built-in storage cupboard.

MASTER BEDROOM SUITE:-

MASTER BEDROOM ONE 20'11 (max) x 17'6 (max)

An impressive master suite offering fitted mirror fronted wardrobes, two double radiators, two double glazed sky light windows with delightful views particularly to the rear, uPVC double glazed window to front elevation and access to loft space.





ENSUITE SHOWER ROOM

A generous size shower cubicle with mixer shower, semi pedestal wall mounted wash hand basin with monobloc mixer tap, WC, heated towel rail / radiator, ceramic tiled floor, electric shaver point and double glazed roof window.

EXTERIOR

The property has an open aspect garden to the front with paved path and mature shrubs and bushes plus an enclosed curved wall paved courtyard to the rear being the perfect spot to relax and entertain. Side pedestrian gate.

SINGLE GARAGE (TO REAR)

Accessed from the side, the property has a separate garage to the rear with up and over door plus additional parking.

EPC RATING: B

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage services are either connected or available locally (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.



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 already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

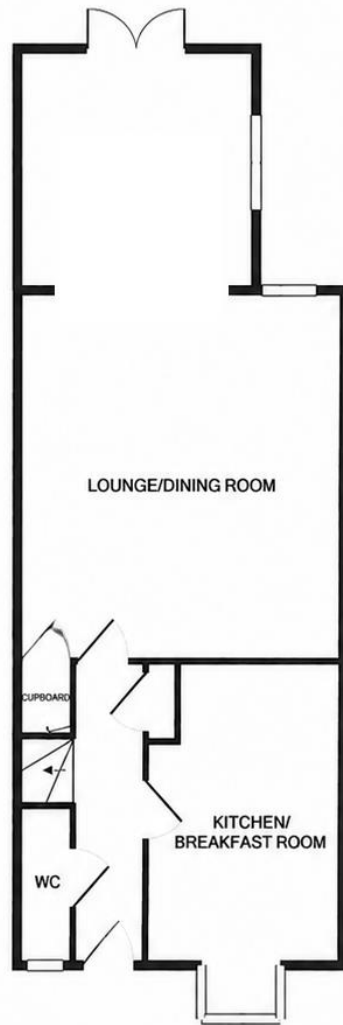
Your home may be repossessed if you do not keep up repayments on your mortgage.



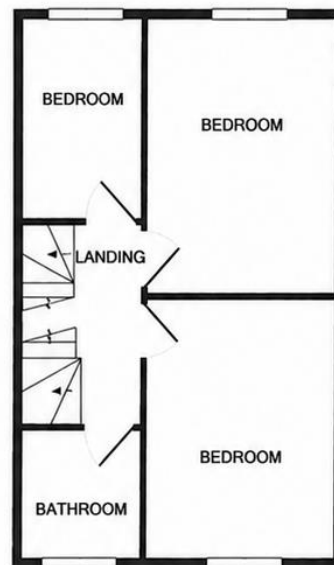


LOCATION & SURROUNDING AREA

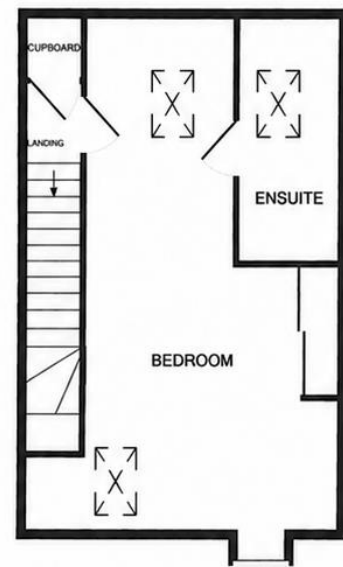




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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