



19 MURRAYFIELD DRIVE | WILLASTON | NANTWICH | CHESHIRE | CW5 6QF | OIRO £369,000



Outstanding Extended & Enhanced Link Detached True Bungalow With Fabulous Rear Garden

Set within a sought after village location this exceptionally well presented & gloriously enhanced three bedroom link detached true bungalow offers sleek contemporary accommodation.

The position of the property enables a variety of buyers to enjoy the pleasant setting without compromising on the easy commutability and access to Nantwich town centre, local schools and facilities etc.

Combining bold architectural design with generous proportions throughout, the property presents an outstanding opportunity for those seeking space, privacy, and refined living.

Internally, the home is designed for modern life particularly with the flexibility of the reception rooms.

The property offers in brief: Contemporary Entrance Porch, Entrance Hall, Kitchen Diner, Living Room with wood burning stove, Conservatory / Dining Room, Bedroom Three / Study, Inner Hall, Bedroom One with fitted wardrobes, Bedroom Two with fitted wardrobes & Bathroom, all presented within a practical, chic yet functional layout.

The surrounding external space is utterly delightful with a generous lawned garden and borders providing areas of well stocked interest including a vegetable bed, whilst mature Oak trees to the rear of the garden offering a glorious backdrop and dappled light providing much needed shade from the sun in the Summer time.

A fantastic contemporary pergola with paved patio offers the best spot for relaxing and entertaining whilst several other seating spots in the garden ensure maximum opportunity for enjoyment.

Situated in a quiet and desirable residential area, the property is conveniently located making it ideal for families and commuters alike.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn right into Gerards Gardens where the property will be located on the left hand side in a prime position.

LOCATION – WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ.

Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich.

NANTWICH TOWN

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.





AGENTS NOTE:-

The vendors have carried out a superb comprehensive scheme of improvement throughout. The gas fired central heating boiler is approx 5 years old & is located in the accessible loft space. The vendors have advised that the electrics were checked & rewired approx. 5 years ago. The original garage was converted with building regulation & planning approval which now provides an excellent third bedroom / study.

THE ACCOMMODATION:-

ENTRANCE PORCH

ENTRANCE HALL





REFITTED KITCHEN DINER 20'0 x 8'10





LIVING ROOM 19'3 x 10'10





CONSERVATORY / DINING ROOM 20'0 x 7'3





BEDROOM THREE / STUDY 16'8 x 7'6





INNER HALL

BEDROOM ONE 13'6 x 10'0

BATHROOM 6'6 x 5'5

BEDROOM TWO 9'8 x 8'10





EPC RATING: D

COUNCIL TAX BAND: C

EXTERIOR

The well set back property features stylish planting to the front along with an ample Tarmac driveway providing excellent off road parking provision. The front elevation is stunning with its luxe contemporary porch & render making a very stylish first impression. Unusually there is generous space to the side of the property which currently accommodates a wood store and good size vegetable bed with paved pathway leading to the spacious rear garden. Predominantly laid to lawn there are beautiful mature Oak trees which offer shade & pretty dappled light in the Summer. A contemporary pergola covering a generous patio is the perfect spot to relax & entertain. The secluded peaceful garden is a joy and with multiple seating / patio areas this is the perfect entertaining garden too.

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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

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 & PLAN/S

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.

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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"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.

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

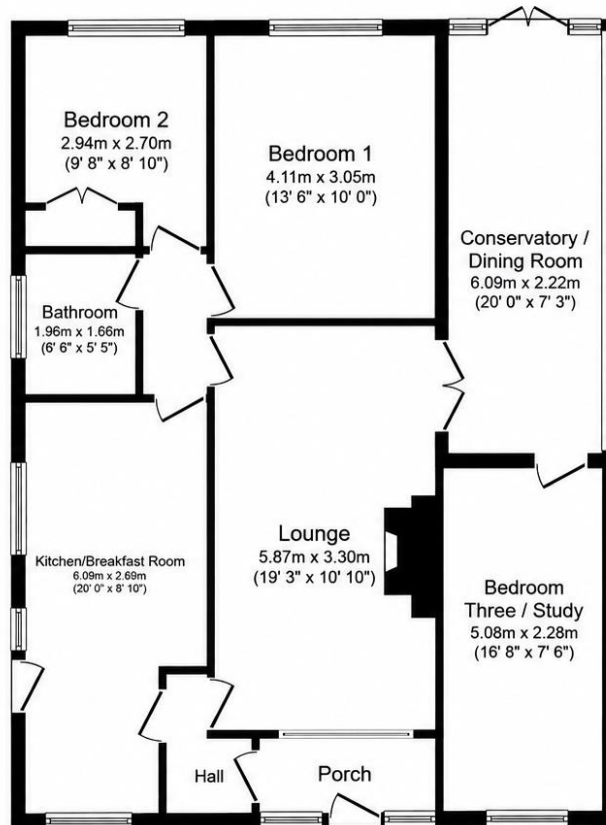
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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Total floor area 96.1 sq.m. (1,034 sq.ft.) approx

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