



## 26 Shrewbridge Crescent, Nantwich

£290,000 Freehold



Set on a peaceful cul-de-sac in the heart of the sought after market town of Nantwich and within walking distance to a plethora of amenities • Light and spacious accommodation with an open-plan layout to the ground floor and superb room proportions • Immaculately presented throughout, boasting contemporary bathroom and shower room facilities with scope for those to extend (subject to planning permission) and personalise • Beautifully landscaped private rear garden, perfect for outdoor entertaining, al fresco dining and gardening endeavours • Expansive driveway and carport providing ample off-road parking for multiple vehicles





Set within a tranquil cul-de-sac, in the heart of the desirable market town of Nantwich, this stunning three bedroom semi-detached family home offers an enviable combination of contemporary comfort and convenient location.

Boasting a light-filled and open-plan layout on the ground floor, this property welcomes you with a sense of space and tranquillity. The entrance hall flows seamlessly into the generously sized lounge/diner, featuring a charming fireplace as a focal point. Sliding patio doors effortlessly extend the living space to the outdoors, providing a seamless transition to the beautifully landscaped rear garden.

The well-appointed kitchen offers a functional and stylish culinary space, with the potential to create a generous kitchen/diner by knocking through to the dining room. Further expansion possibilities present themselves with the option to extend out to the rear, promising endless opportunities to tailor the space to your vision.

The ground floor is completed with a covered walkway that leads to a modern downstairs shower room and utility room, enhancing the practicality and versatility of this home to accommodate a variety of lifestyles and needs.

Ascending to the first floor via a light-filled landing, you will discover three well-proportioned bedrooms, each offering a retreat of peace and relaxation. A modern main family bathroom completes the first floor, showcasing contemporary design and quality fixtures.

Enhancing the allure of this property is the expansive driveway and carport, providing ample off-road parking for several vehicles, ensuring convenience for residents and guests alike.

The enchanting rear garden is a private oasis, offering a blend of lush lawn and paved patio areas for outdoor entertaining and al fresco dining. Bursting with vibrant plants and mature borders, the garden provides a tranquil backdrop for gardening endeavours and leisurely relaxation. A delightful orchard, garden shed, and greenhouse further enhance the appeal of the outdoor space, offering endless opportunities for green-fingered enthusiasts.

This immaculately presented property presents a rare opportunity to secure a modern family home in a prime location, with the flexibility to extend and personalise the living space to suit individual preferences. With its sought-after postcode, abundance of amenities within walking distance, and peaceful surroundings, this home embodies the ideal combination of convenience and comfort for the discerning buyer seeking a perfect family abode. Do not miss out on this fantastic opportunity and call our Nantwich office to arrange a viewing!

### **Location**

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets



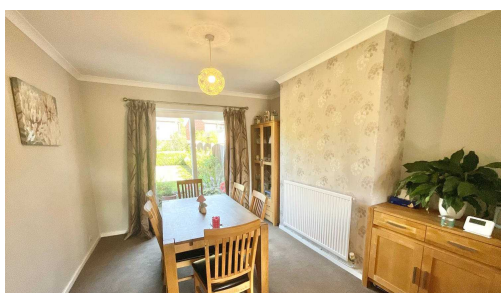
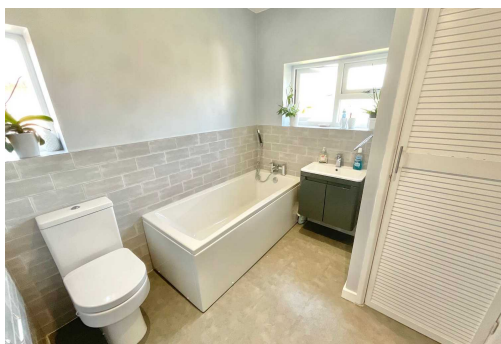


Stunning three bedroom semi-detached family home set in a peaceful cul-de-sac in Nantwich. Open-plan layout, modern bathroom and shower room, spacious bedrooms. Beautiful landscaped garden, carport, potential for expansion. Ideal family home in a prime location. Viewing highly recommended! Council Tax band: C

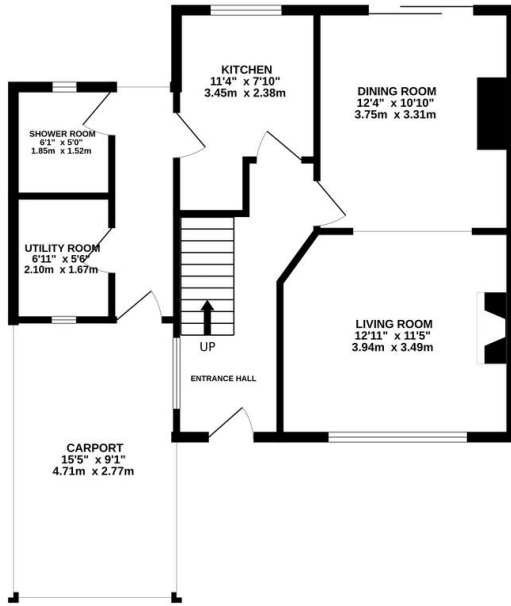
Tenure: Freehold

EPC Energy Efficiency Rating: C

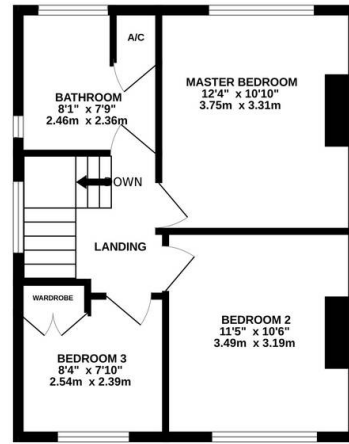
EPC Environmental Impact Rating:



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

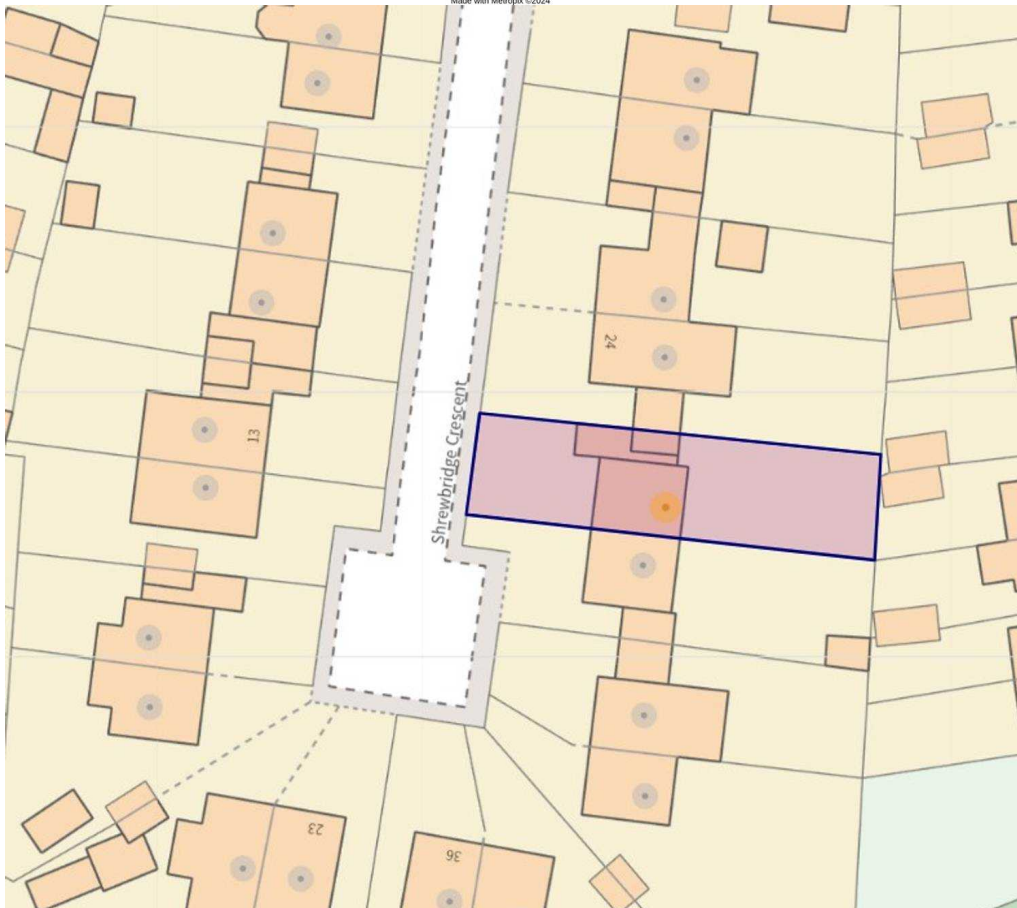


1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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