



1 The Broadway, Nantwich

£650,000 Freehold



Spacious three bedroom home located within walking distance of Nantwich town. • Three good sized double bedrooms, ensuite to the master and a large family bathroom with jacuzzi bath. • Three reception rooms suited for a variety of uses, open plan kitchen dining room, office, utility room and downstairs WC. • Externally there is a good sized driveway that offers off road parking for multiple vehicles and two single garages. • Mature landscaped south facing gardens to the rear of the property complete with water feature.



Introducing a rare opportunity to acquire a stunning 3-bedroom detached house located within walking distance of Nantwich town. This spacious residence showcases a harmonious fusion of comfort, practicality, and style, ensuring an enviable lifestyle for its next fortunate occupant.

Upon entering this abode, one is greeted by a sense of sheer space and light, courtesy of the well-thought-out layout. The three generously proportioned double bedrooms offer ample room for relaxation and personalisation, with the master bedroom benefiting from an ensuite bathroom for added convenience. A luxurious family bathroom, complete with a jacuzzi bath, provides a tranquil retreat for moments of repose.

Designed to accommodate a modern lifestyle, the property boasts three versatile reception rooms brimming with potential. Whether utilised as an inviting entertainment space, a serene office area, or a cosy family room, these areas cater to a multitude of needs. The open plan kitchen dining room exudes warmth and functionality, serving as the heart of the home, while a convenient utility room, and a well-appointed downstairs WC add further practicality to the living space.

Externally, the residence is equally impressive. A spacious driveway sets the tone for convenience and ease, offering off-road parking for multiple vehicles and leading to two single garages for secure storage solutions. The rear of the property reveals mature landscaped gardens that bask in the sunshine of a south-facing orientation, providing a serene outdoor oasis for relaxation and recreation. A delightful water feature adds a touch of refinement, creating a picturesque backdrop for al fresco gatherings and peaceful moments.

In conclusion, this impeccable property represents a rare opportunity to acquire a home of distinction in a sought-after location. With its thoughtful design, spacious interiors, and attractive external features, this residence epitomises modern living at its finest. Do not miss the chance to make this extraordinary property your own and embark on a lifestyle of luxury and comfort.

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.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese



Rare 3-bed detached house near Nantwich town. Spacious rooms, modern design, versatile reception areas. Luxurious bathrooms, landscaped gardens, south-facing. Secure parking, garages. Historic town with rich heritage, food festivals, river walks, and amenities. Ideal for luxury living.

Council Tax band: E

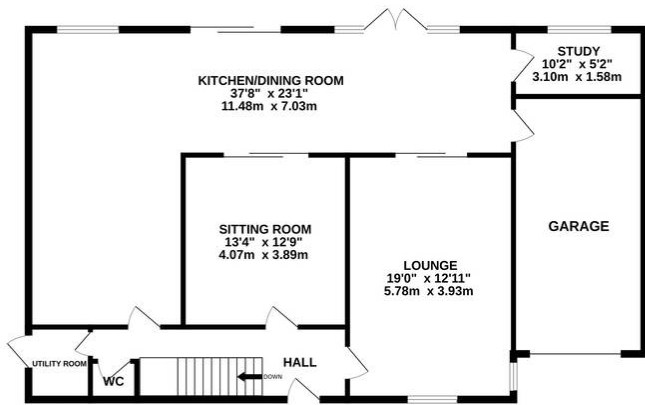
Tenure: Freehold

EPC Energy Efficiency Rating: F

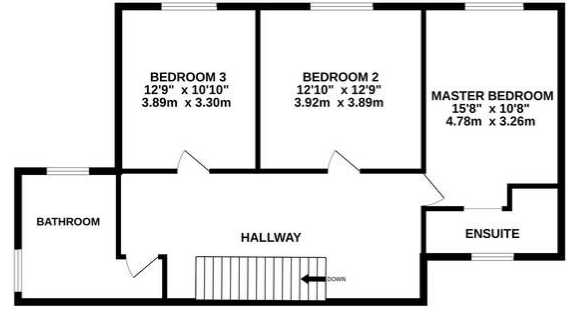
EPC Environmental Impact Rating: F



GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.

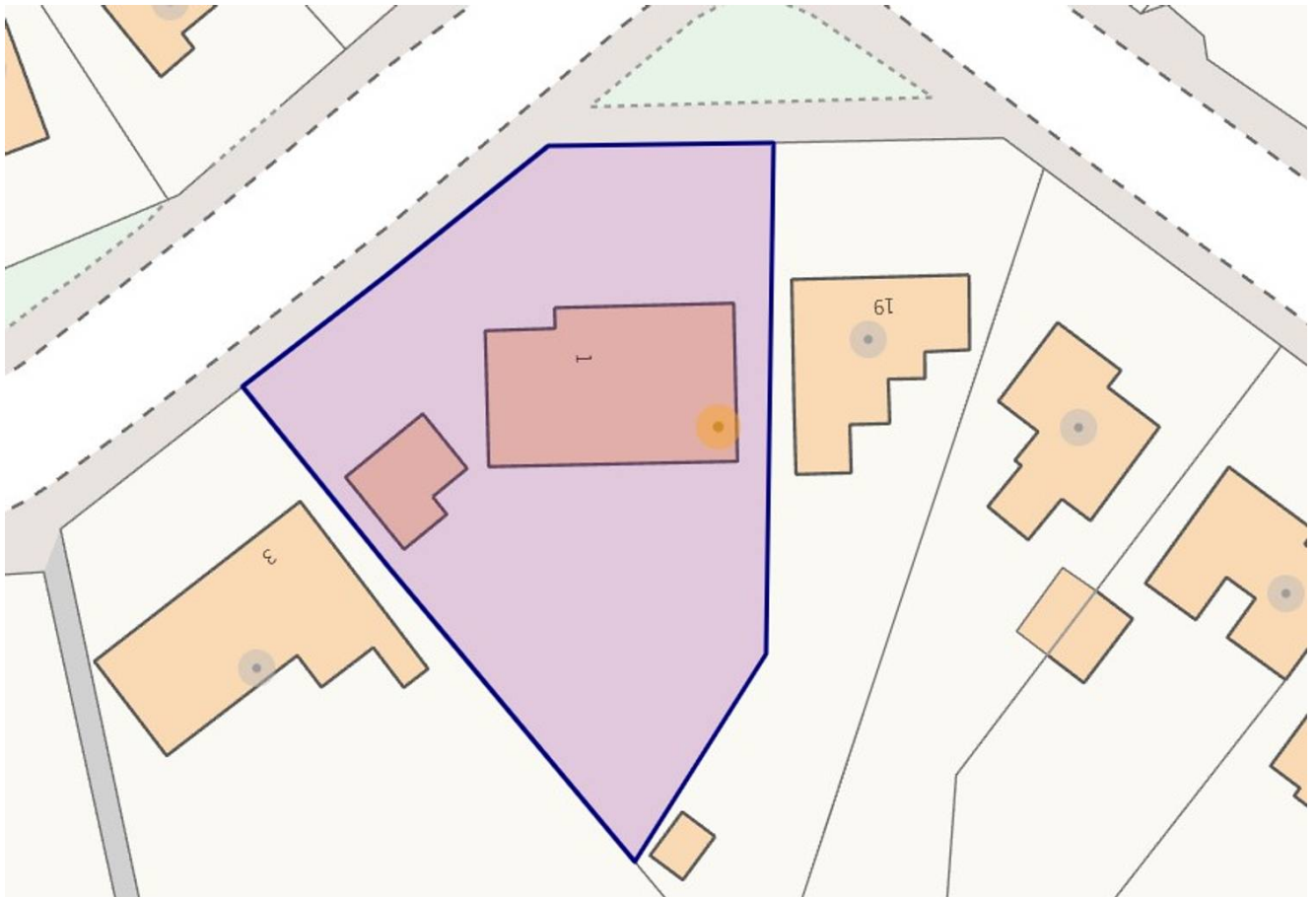


FIRST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.4 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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