

## 84 Hazel Way, Edleston

£450,000 Freehold



Fabulous five bedroom property on the sought after Malbank Waters development in Edleston commanding a superb plot overlooking open fields at the front • Offering spacious and flexible living spaces throughout, accompanied with generous upper floor accommodation • Modern fitted kitchen / diner / breakfast room equipped with a range of wall and base units and quartz worktops, with separate utility • Five generous bedrooms, two of which have en suites and the further three bedrooms served alongside the contemporary family bathroom.

- Garage with light and power and parking for 2-3 vehicles. Low maintenance garden with patio and attractive lawn and borders
- Immaculately presented with high specification throughout, offered for sale chain free



Welcome to this fabulous five-bedroom property perfectly positioned in the sought-after Malbank Waters development in Edleston. Situated on a superb plot that overlooks open fields at the front, this home offers a perfect blend of comfort and style.

Step inside to discover spacious and flexible living spaces that are sure to impress. The modern fitted kitchen, complete with a dining and sitting area as well as breakfast bar, this is a wonderful space for entertaining and to whip up delicious meals. Featuring a range of wall and base units, integrated appliances, quartz worktops, and a separate utility room, this kitchen is the hub of this family home. A handy guest WC can be found on the ground floor as well as a useful storage cupboard to store away everyday essentials.

Upstairs, you'll discover five generous bedrooms, two of which boast their own en suite bathrooms and three have fitted wardrobes. The remaining bedrooms are served by a contemporary family bathroom, ensuring that everyone has their own space to unwind and relax.

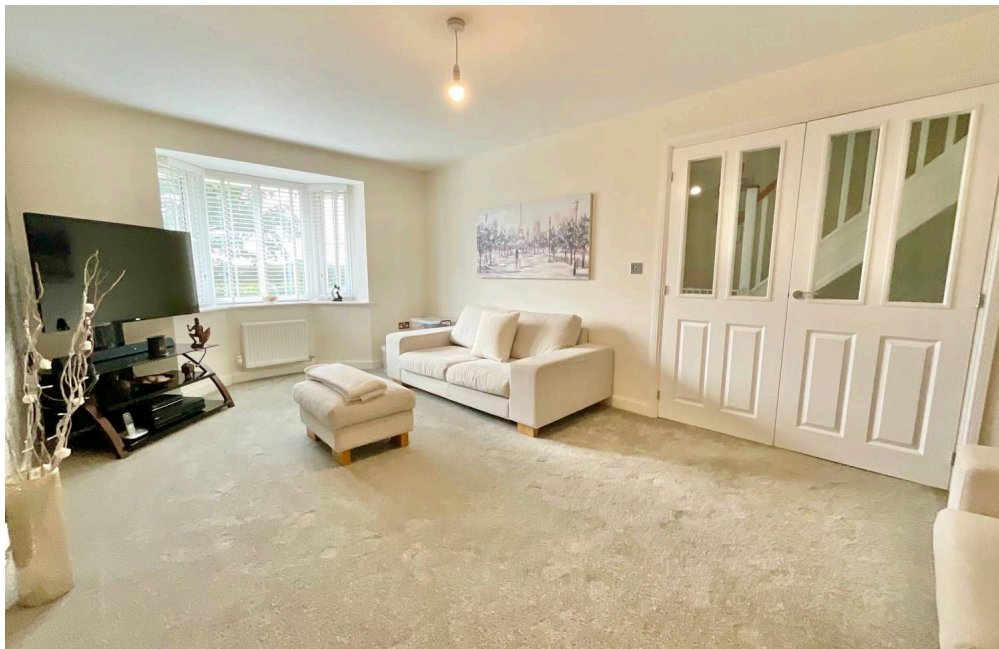
For those in need of storage space, the garage with light and power is perfect for keeping your belongings organised. With parking for multiple vehicles, you'll never have to worry about finding a spot for your car. The low-maintenance garden boasts a charming patio area, attractive lawn, and beautiful borders, creating a tranquil outdoor oasis.

Impeccably presented with high-spec finishes throughout, this property is a true gem. Whether you're hosting a dinner party in the open-plan kitchen or enjoying a quiet evening in one of the cosy bedrooms, this home has something for everyone.

Offered for sale chain-free, now is the perfect time to make this property your own. Don't miss out on the opportunity to own a stunning home in a prime location. Book your viewing today and start imagining the possibilities that await you in this exceptional property.

#### Location

Situated on the Malbank Waters development in Edleston and just minutes away from the charming and historic market town of Nantwich which is generally renowned for its beautiful Grade I and Grade II listed architecture including classic examples of Tudor, Georgian, and Victorian buildings, and one of the finest Medieval churches in the country at its heart. The town offers a good selection of independent shops, boutiques, eateries, restaurants, and bars but also provides more extensive facilities including supermarkets and a leisure centre with a famous outdoor brine pool. Education is well catered for locally with a number of highly regarded primary schools, and two secondary schools. Nantwich is conveniently placed for commuter travel, with excellent road links including access to the M6 motorway network via the A500. Rail travel is offered via Nantwich train station which has direct services to Manchester and Shrewsbury and Crewe Railway Station which is within 8 miles and provides direct services to a



Stunning 5-bed home in sought-after Malbank Waters development, Edleston. Modern kitchen, 2 en-suites, garage, spacious garden. Chain-free sale. Prime location near Nantwich with great amenities. Easy commute via M6 and train station. Council Tax band: E

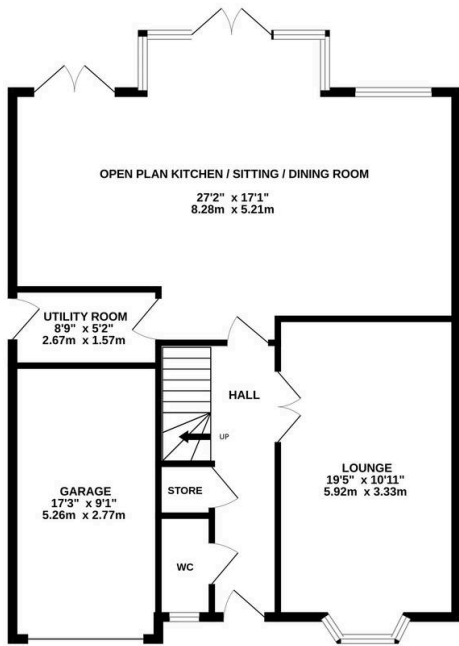
Tenure: Freehold

EPC Energy Efficiency Rating: B

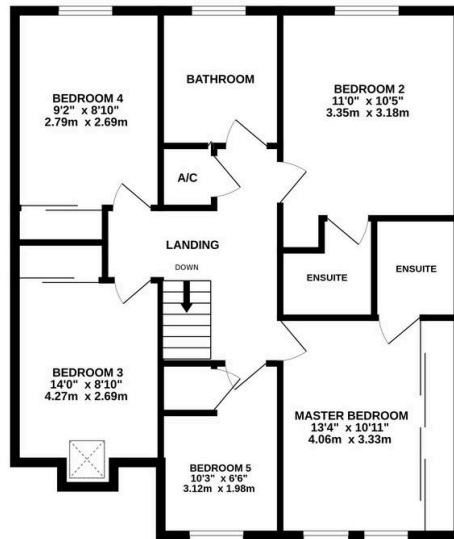
EPC Environmental Impact Rating: B



GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



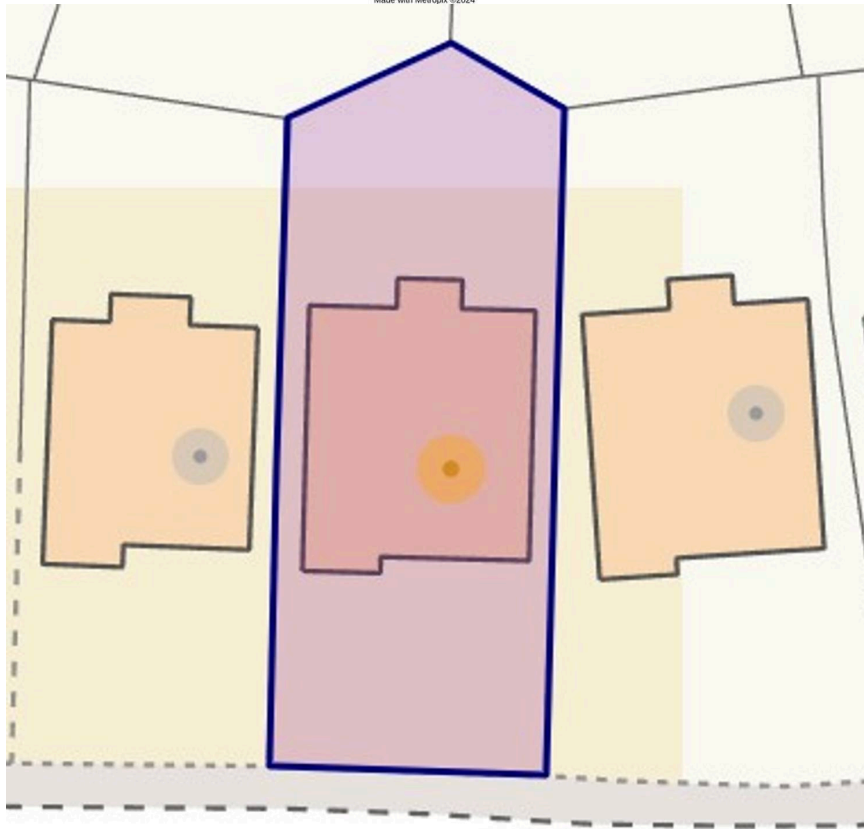
1ST FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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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