



The Nook Balterley Green Road, Balterley

£595,000 Freehold



Located within an idyllic rural location surrounded by utterly breathtaking open and picturesque countryside views

- Ideal for those looking to escape from the hustle and bustle of town/city life to a quiet and tranquil setting, yet still convenient for facilities
- Affording a magnificent layout with spacious and highly versatile accommodation, large kitchen / diner and a variety of integrated appliances for your comfort and convenience
- Four double bedrooms, two luxury bathrooms with bespoke finishes
- Offroad driveway parking for multiple vehicles, plus garage with electric door and cabling for electric vehicles



Introducing the last remaining plot available in this bespoke development, an exquisite 4-bedroom detached house exuding elegance and sophistication in a semi-rural location within a prestigious setting. This remarkable property is a testament to refined craftsmanship and luxury living.

Upon entering this exceptional home, you are greeted by a high specification interior that showcases a perfect fusion of contemporary design and luxurious finishes. The heart of the home, the large kitchen/diner, is a culinary masterpiece featuring a range of high-end integrated appliances to enhance your cooking experience. Boasting quartz worktops, a 5-ring induction hob, built-in oven/microwave, and dishwasher, this kitchen is both functional and visually striking. Convenience is at the forefront with USB sockets seamlessly integrated into the kitchen, offering modern ease in every-day living.

The seamless transition from the kitchen to the sunny patio creates a perfect indoor-outdoor flow, ideal for entertaining guests or enjoying a peaceful morning coffee. Adorned with solid oak doors and quality wooden flooring throughout the ground floor, the interior exudes warmth and sophistication. The elegant glass staircase with balustrades adds a touch of contemporary flair, creating a sense of lightness and openness within the space.

Convenience and practicality are key features of this home, with a handy utility room providing ample space for a washer and dryer, along with a guest WC for added convenience. The four double bedrooms offer comfortable and private retreats, with the master bedroom boasting a luxury en-suite for a touch of indulgence as well as a sophisticated family bathroom.

Further enhancing the appeal of this property is the attached garage with an electric door, providing secure parking space and additional storage options. The block-paved driveway offers parking for multiple vehicles, ensuring ample space for guests and family. For eco-conscious homeowners, the garage is equipped with cabling for electric car charging, catering to the modern environmentally-friendly lifestyle.

Situated in a picturesque location, this property offers stunning views over fields, providing a tranquil and serene backdrop for every-day living. Whether soaking in the natural beauty from inside or enjoying the fresh air in the outdoor space, this home offers a sense of peace and escape from the hustle and bustle of every-day life.

In conclusion, this absolutely stunning property presents a rare opportunity to own a bespoke home in a sought-after location. With its impeccable design, high-quality finishes, and modern conveniences, this home embodies luxury and sophistication. Don't miss out on the chance to make this exquisite property your own - schedule a viewing today to experience the epitome of refined living.

Location

The lovely village of Balterley is located on the Staffordshire and Cheshire border within a short distance to the

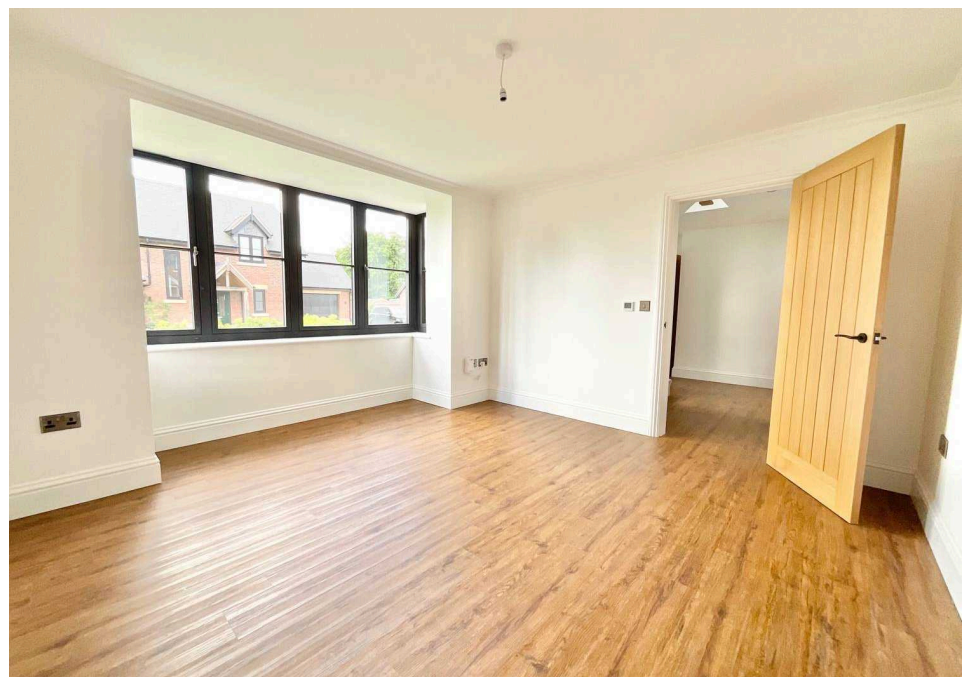
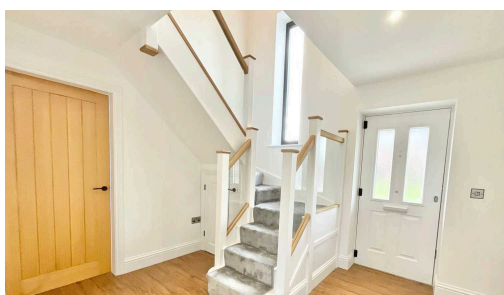


Last plot left! Exquisite 4-bed detached house in semi-rural location. High-spec kitchen, sunny patio, attached garage with electric door, picturesque views. Village life near convenient facilities. Easy commute via A531, A500, M6, or Crewe station to larger cities.
Council Tax band: TBD

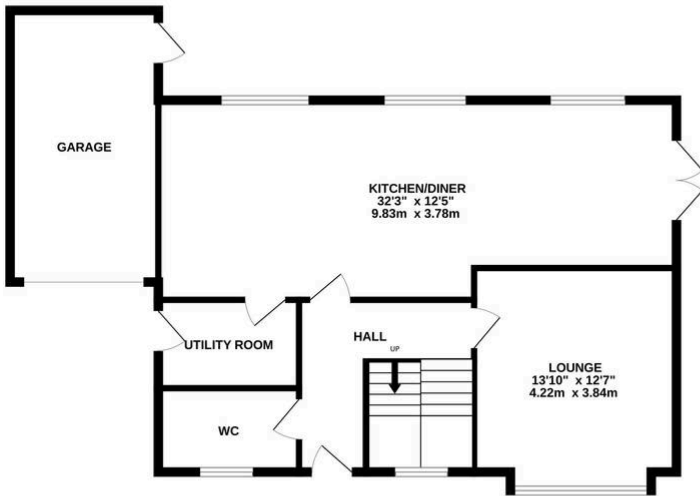
Tenure: Freehold

EPC Energy Efficiency Rating: B

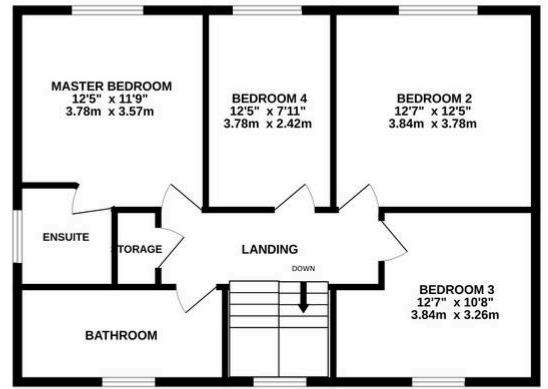
EPC Environmental Impact Rating: B



GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.

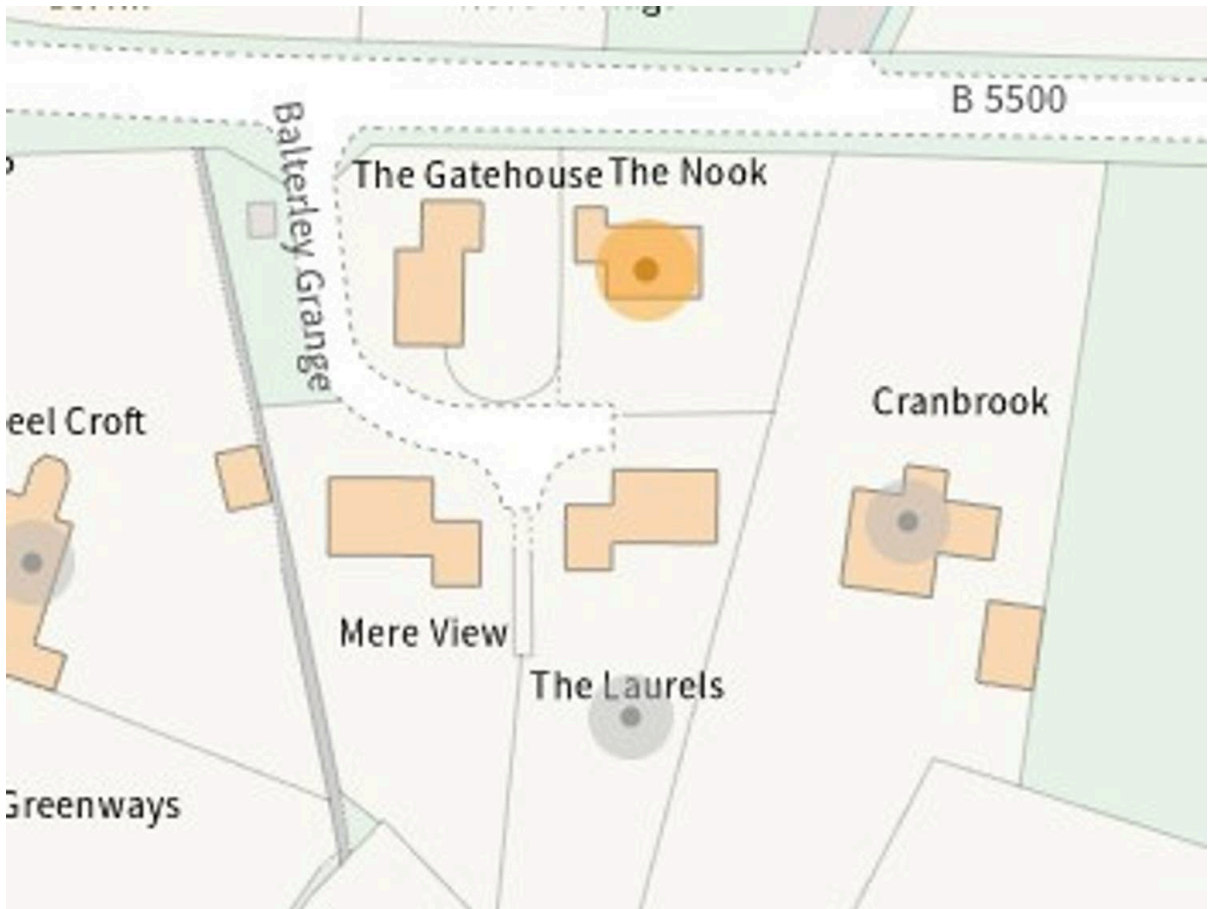


FIRST FLOOR
745 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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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