



12 Sparrow Close, Edleston

£450,000 Freehold



Immaculately presented 4 bedroom family home overlooking fields to the front • Featuring an open plan kitchen/diner with integrated appliances and 4 ring gas hob • Utility with integrated washing machine / Cloakroom and Study • Spacious lounge with electric fire in marble surround with french doors through to kitchen • Four double bedrooms all served alongside family bathroom. Master bedroom boasts en-suite facilities • Recently added conservatory, low maintenance landscaped rear garden with circular patio and raised beds • Driveway parking, detached garage and electric charging car point. Full fibre connection to the premises (FTTP)



Embark on a journey to this stunning 4 Bedroom Detached House – a family haven where dreams meet reality. Immaculately presented, this gem overlooks picturesque fields, offering a serene backdrop to every-day life. Step inside to discover a welcoming hallway leading to the main reception rooms. An open plan kitchen/diner boasts integrated appliances and a sleek 4-ring gas hob, electric oven and newly fitted contemporary wall and base units. For those in need of a quiet corner, the property boasts a chic study to ignite creativity, as well as a practical utility room combined with a handy cloakroom. The lounge, a cosy retreat, features an electric fire nestled in a marble surround, while French doors seamlessly connect to the heart of the home – the kitchen.

As a delightful bonus, a recently added conservatory beckons you to unwind, overlooking a low-maintenance landscaped rear garden, complete with a charming circular patio and raised beds – the perfect spot for starlit gatherings.

Upstairs, four double bedrooms await you, all sharing a beautifully styled family bathroom. The master suite with its fitted wardrobes and drawers and en-suite facilities, offers you a private haven, especially with the morning views overlooking open spaces, what a delightful way to start your day!

Externally, parking is a breeze with a driveway, detached garage, and a coveted electric car charging point – your chariot awaits! An added bonus, the property benefits from full fibre connection – FTTP (fibre to the premises).

Don't miss out on the chance to transform this house into your forever home – let the journey begin!

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 host of major cities including London, Manchester, Liverpool, Birmingham, and Glasgow.



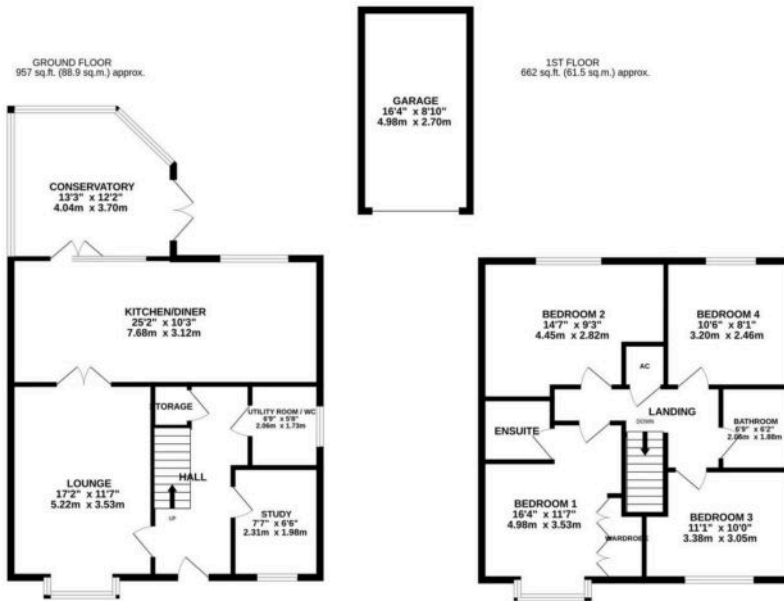
Stunning 4 bed detached house with open plan kitchen/diner, lounge with electric fire, chic study, and recently added conservatory. Master suite, landscaped garden, garage, and electric car port. Council Tax band: E

Tenure: Freehold

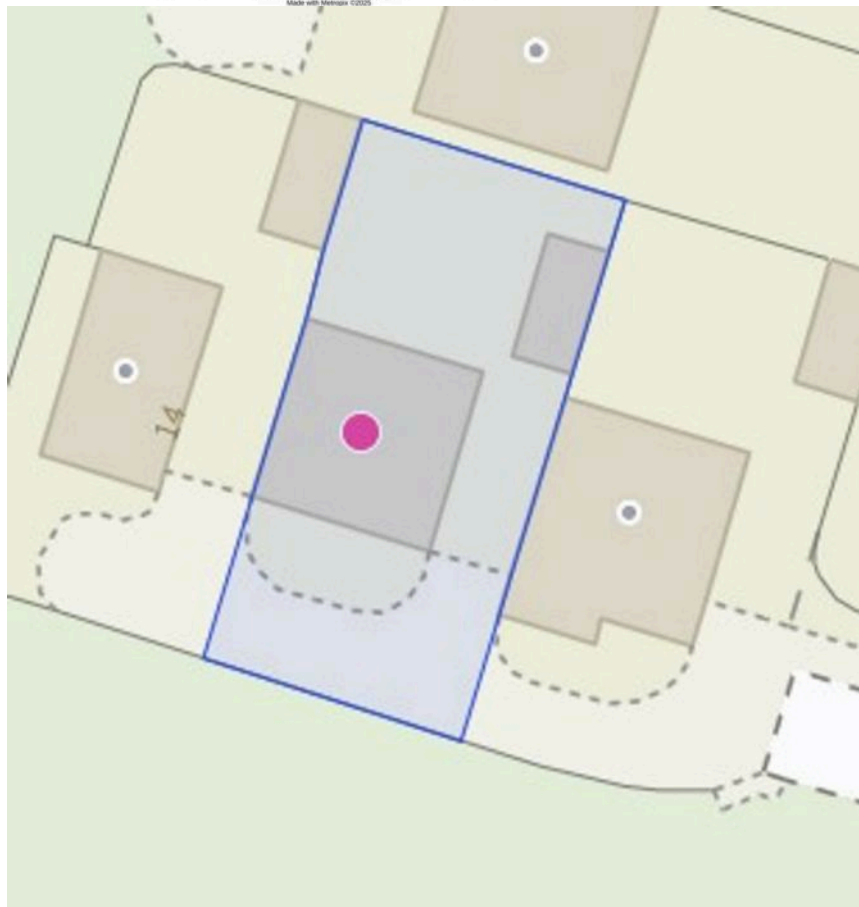
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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