



2 Dovecote Close, Wistaston, Cheshire, CW2 6TW

£249,950

Here we have a property that would surely bring the birds home to roost, but in this case, YOU! Situated on a quite cul-de-sac in Wistaston, this wonderful detached family home boasts an element of uniqueness. An ideal purchase for the ever growing family, you will find yourself just a short drive from the nearby town of Crewe with its local shop, schools and amenities while those looking to commute will have no issues with the A500 and M6 road links both easily accessible and in addition to this Crewe Train Station is a stone's throw away. Boasting fantastic living space, in brief the property comprises, to the ground floor; entrance hallway, cloakroom, kitchen/breakfast room which has been extended through the back of the garage, dining room and lounge with a stunning mezzanine balcony from the first floor landing. To the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom. Externally there is off-road parking at the front with an integral garage and access to the rear via the side of the property where there is a mix of laid to lawn and patio area. AN EARLY VIEWING IS MOST DEFINITELY ENCOURAGED!



ACCOMMODATION

Ground Floor

Entrance Hallway

With a UPVC double glazed front door with privacy glazed inset, tiled flooring, radiator and sockets.

Kitchen/Breakfast Room 17' 2" x 10' 2" (5.23m x 3.10m)

There is a range of fitted Shaker style wall and base units with complementary work surface and a one and a half bowl stainless steel sink unit inset with chrome mixer tap.

Integrated electric oven with gas hob and chrome hood over and an under counter fridge. Space for a fridge/freezer, dishwasher and washing machine. With tiled flooring, radiator, sockets, tiled splashbacks, UPVC double glazed windows to the rear aspect and UPVC double glazed rear door with privacy glass inset. A courtesy door leads through to the integral garage.

Cloakroom

With low level flush WC, pedestal wash hand basin, tiled flooring, partially tiled walls and radiator. UPVC double glazed window with privacy glass inset.

Dining Room 16' 2" x 11' 7" (4.92m x 3.53m)

UPVC double glazed window to the front aspect, radiator, sockets and stairs rising to the first floor with storage under.

Lounge 14' 7" x 11' 7" (4.44m x 3.53m)

UPVC double glazed window to the rear aspect, a feature gas fire with surround and tiled hearth, radiator, sockets and UPVC double glazed French doors leading out to the rear garden. There is a high vaulted wooden ceiling creating a mezzanine balcony above the lounge.

First Floor

First Floor Landing

UPVC double glazed window with privacy glass inset, sockets, airing cupboard, loft access and a mezzanine balcony overlooking the lounge.

Master Bedroom 12' 8" into robes x 9' 11" (3.86m x 3.02m)

UPVC double glazed window to the front elevation, radiator, sockets, range of fitted wardrobes with mirrored fronts and an en-suite off.

En-suite 5' 10" x 4' 9" (1.78m x 1.45m)

A three piece suite comprising shower cubicle, pedestal wash hand basin and low level flush WC. There is tiled flooring, partially tiled walls, heated towel rail and a UPVC double glazed window with privacy glass inset.

Bedroom Two 9' 11" x 9' 10" (3.02m x 2.99m)

UPVC double glazed window to the front elevation, radiator and sockets.

Bedroom Three 9' 11" x 6' 4" (3.02m x 1.93m)

UPVC double glazed window to the front elevation, radiator and sockets.

Bathroom 9' 9" max x 5' 10" max (2.97m x 1.78m)

Three piece suite comprising of panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin and a low level flush WC. With tiled flooring, partially tiled walls, towel rail and a UPVC double glazed window with privacy glass inset.



Exterior

To the front of the property there is block paved off road parking, areas of lawn and access to the rear via the gated side entry. The rear garden has a block paved patio, an area of lawn, mature trees and shrubs and fenced boundaries.

Integral Garage 9' 0" x 8' 2" (2.74m x 2.49m)

With up and over door, power, lighting and plumbing.

Tenure

Freehold.

Directions

From our Nantwich office head south on Love Lane and turn left onto Water-Lode/B5341. At the roundabout, take the second exit onto Station Road/A534. At the roundabout, take the second exit onto Hospital Street/A534. At the roundabout, take the first exit onto Millstone Lane/B5074. At the roundabout, take the third exit onto Crewe Road/B5338. At the roundabout, take the second exit onto Crewe Road/A534 then turn right onto Laidon Avenue. Turn left onto Fuller Drive. Turn left onto Dunham Crescent and then turn left onto Dovecote Close where the property can be found as indicated by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

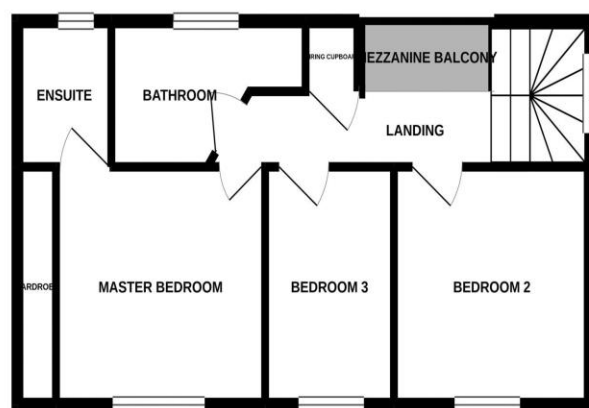
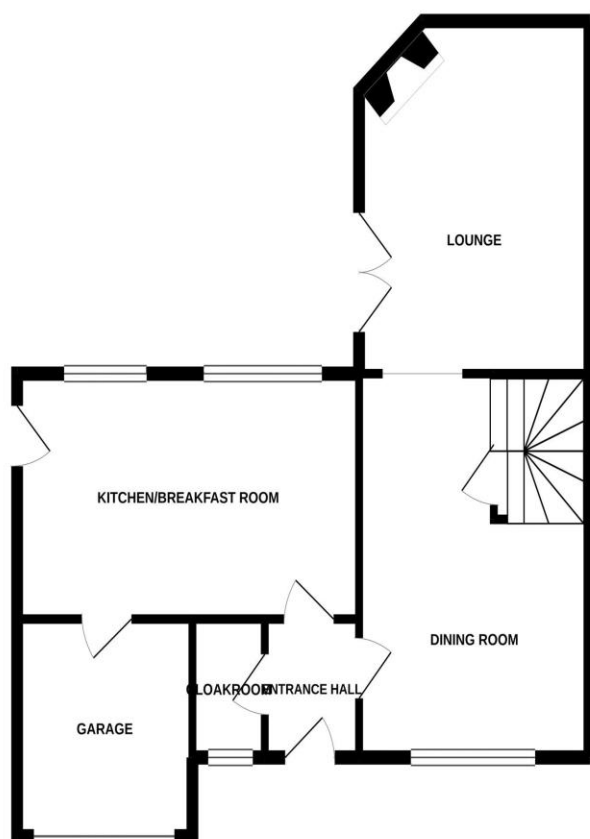
We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case direct to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 45% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



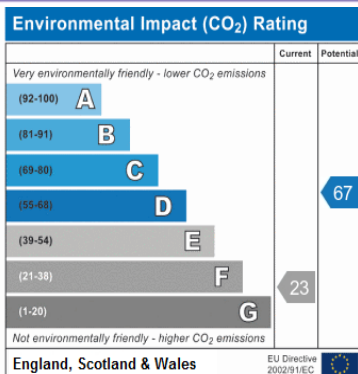
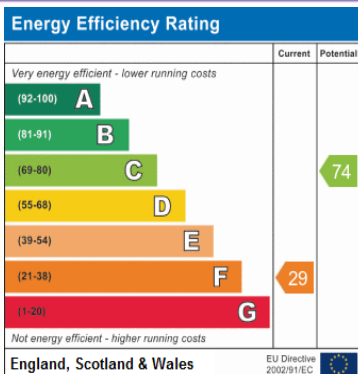
GROUND FLOOR



1ST FLOOR



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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