



103 Dig Lane, Wybunbury, Cheshire, CW5 7EY

£269,950

Grab your spade because you'll be 'digging for victory' with this lovely semi detached property on Dig Lane located in the delightful village of Wybunbury. The accommodation comprises, to the downstairs, entrance porch, entrance hallway, WC, generous sitting room with bay window and fireplace, spacious dining room with access through to the lovely conservatory and a well appointed kitchen. To the upstairs is the superb master bedroom with built in wardrobes, a further excellent sized double bedroom also with built in wardrobes, a good sized single bedroom and the family bathroom. The property is approached via a block paved driveway providing ample off-road parking for several vehicles. There is a lawned front garden with borders attractively planted with a selection of mature shrubs and plants. To the rear there is a lovely private garden with a patio seating area, lawn and borders which are planted with a large selection of mature trees, shrubs and plants.



Location

The village of Wybunbury offers a primary school, two public houses, church and post office all within easy reach of Nantwich town centre. There are excellent road links to the larger towns of Nantwich, Crewe and Newcastle-under-Lyme and junction 16 of the M6 is only 6 miles away providing access to all the major cities. The nearest train stations are located in Crewe and Nantwich and the nearest airports are located in Manchester to the north and Birmingham to the south.

ACCOMMODATION

Ground Floor

Entrance Porch

UPVC full length double glazed door with window to either side opens into the entrance porch which has a tiled floor. Door to the entrance hall.

Entrance Hall

A spacious entrance hall providing access to the sitting room, dining room and WC. Stairs rise to the first floor. With coving, radiator, telephone point, sockets, wooden flooring and a ceiling light. There is a round stained glass window to the side elevation.

WC 6' 5" x 2' 7" (1.95m x 0.79m)

A white suite comprising a wall mounted wash hand basin with storage beneath and a WC. Frosted double glazed window to the side elevation. With ceiling light, extractor fan, Dimplex heater and tiled flooring.

Sitting Room 15' 0" (into bay) x 12' 10" (4.56m (into bay) x 3.91m)

A generous sized reception room which is light and bright having a large double glazed bay window to the front elevation. With coving, ceiling light, radiator, television connection point, sockets and carpet. A gas fire has a marble surround, hearth and mantle.

Dining Room 13' 3" x 12' 11" (4.03m x 3.93m)

A spacious dining room which also provides access to the conservatory and kitchen. With ample space for a large table and chairs. Having coving, ceiling light with rose, radiator, built-in

storage to the side of the chimney breast, dado rail, sockets and wooden flooring.

Kitchen 15' 3" x 7' 11" (max) (4.65m x 2.42m (max))

A well appointed kitchen with a range of matching wall, base and drawer units with a worktop over incorporating a stainless steel sink and drainer. Integrated appliances include Hotpoint double oven, five ring induction hob with an extractor hood over. With integrated fridge and freezer, space for dishwasher, washing machine and tumble dryer. Double glazed windows to the side and rear elevations, spotlights, tiled splashbacks, radiator, sockets and tiled flooring.

Conservatory 11' 2" x 10' 8" (3.40m x 3.26m)

An excellent sized conservatory with double glazed French doors opening out to the rear garden. With wall lights, radiator, television point, sockets and tiled flooring.

First Floor

First Floor Landing

Provides access to the bedrooms and bathroom. Frosted double glazed window to the side elevation. Ceiling light, coving, loft access hatch and carpet.

Master Bedroom 13' 5" x 10' 11" (to robes)(4.09m x 3.33m (to robes))

A generous master bedroom with a range of built-in wardrobes with five sliding doors and double glazed window to the rear elevation overlooking the garden. With a ceiling light, radiator, sockets and carpet. There is also a television point within the wardrobes.

Bedroom Two 13' 3" x 8' 2" (4.05m x 2.50m)

A further excellent sized double bedroom with a range of built-in wardrobes comprising five sliding doors. Double glazed window to the front elevation, ceiling light, radiator, sockets and carpet. There is also a built-in storage cupboard.



Bedroom Three 9' 7" x 7' 3" (2.93m x 2.20m)

A good sized single bedroom which could alternatively be used as a study. With double glazed window to the front elevation, ceiling light, built-in storage cupboard, telephone point, sockets and carpet.

Bathroom 7' 10" x 6' 4" (2.40m x 1.93m)

A white suite comprising a panelled bath, separate shower cubicle fully tiled with glazed screen, pedestal wash hand basin with a WC. Frosted double glazed window to the rear elevation, ceiling light, chrome heated towel radiator, flooring and fully tiled walls.

Exterior

The property is approached via a block paved driveway providing ample off-road parking for several vehicles. There is a lawned front garden with borders attractively planted with a selection of mature shrubs and plants. To the rear there is a lovely private garden with a patio seating area, lawn and borders which are planted with a large selection of mature trees, shrubs and plants. There is also a useful bin storage area.

Garage

A single detached garage with up and over door, side pedestrian door, window, lighting and power.

Tenure

Freehold.

Directions

From our Nantwich office head north-west on Pillory Street which turns right and becomes Hospital Street. At the roundabout, take the first exit onto Hospital Street/A534. At the roundabout, take the second exit onto London Road/B5074. Continue onto Newcastle Road/A51 and at the roundabout, take the fourth exit onto Newcastle Road. After about one and a half miles turn right onto Dig Lane where the property will be identified 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

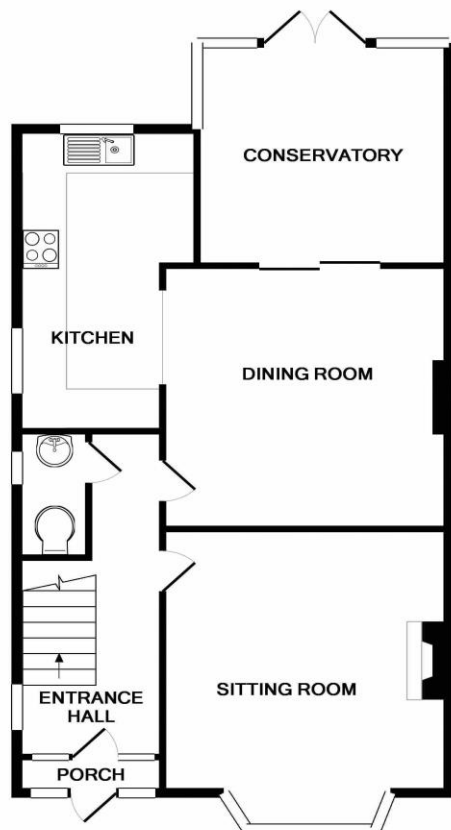
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

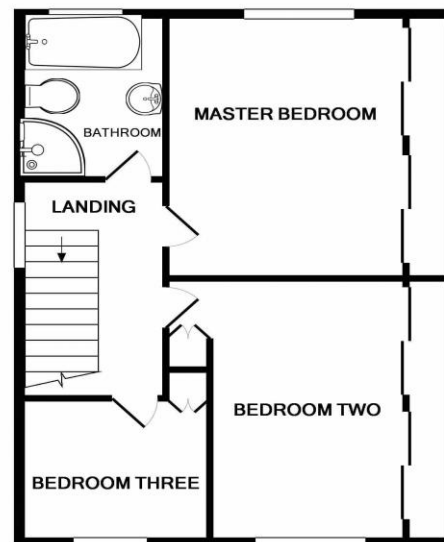
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Referrals

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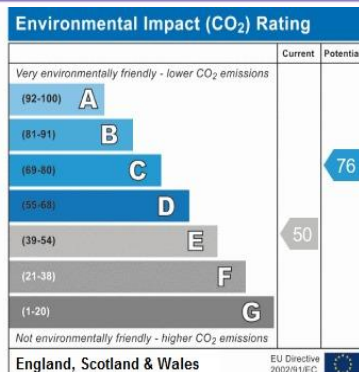
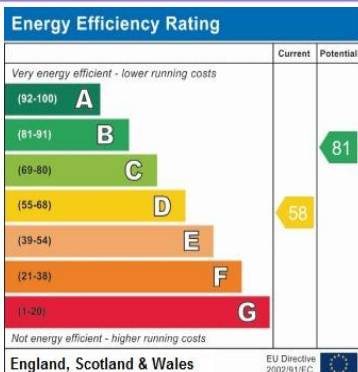


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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