

## Mallard Avenue, Nantwich, CW5

**£280,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 4

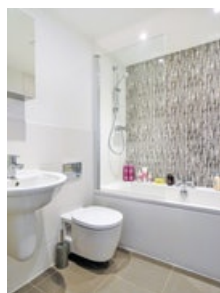
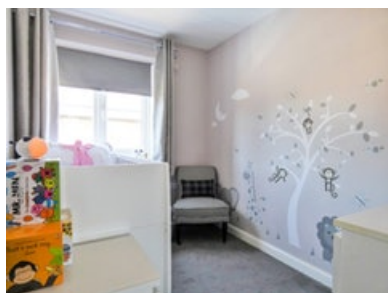
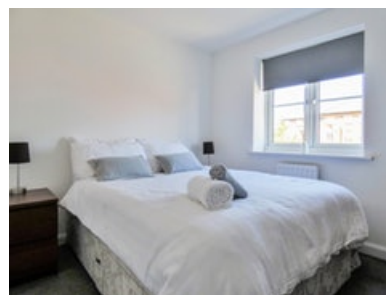
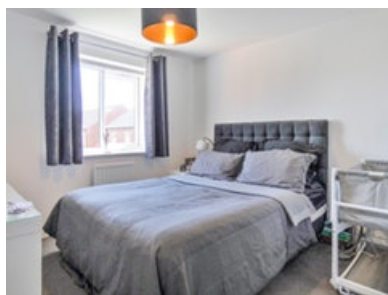
**\*\*FANTASTIC FREEHOLD FOUR BEDROOM FAMILY HOME - HIGH SPECIFICATION FINISH BOTH INTERNALLY AND EXTERNALLY\*\*** AREA: Access to canal & walks 100 yards from front door 15 minutes walk to centre of Nantwich town 15 minute drive to Crewe Railway Station - Train 1hr 30mins to Lon

## Key features:

- Four Bedrooms
- Fantastic Family Home
- Modernised Within
- High Specification
- Landscaped South Facing Rear Garden
- Detached garage
- Freehold
- Good Schools

## Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band C (£1580.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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### AREA:

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### TECHNOLOGY:

- Fibre to premises Broadband (speeds up to 300mb available + hardwired home network with network points in every room) superb for home working
- Hive active heating

five double bedrooms

## DECORATION:

- Upgraded polished grey Porcelanosa tiles to all bathrooms and kitchen flooring
- Decorated throughout in white
- Grey laminate flooring to hall and sitting room
- Grey carpet to stairs, landing and all first floor bedrooms
- Made to measure Laura Ashley grey curtains and blinds in sitting room

This fantastic family home offers an abundance of living and sleeping accommodation. The current owners of the property have modernised it further and ensured the highest specification has been installed into the home to provide a great sense of living space that is practical and contemporary. The property has been very well maintained and offers a beautiful finish.

## Ground Floor

To the ground floor there is a cloakroom WC that benefits from upgraded polished Porcelanosa tiled flooring, an entrance hall with grey wood flooring (which extends into the lounge) and doors leading off and stairs rising to the first floor.

### Kitchen - 11' 8" x 9' 5"

A modern kitchen that features cashmere gloss wall and base units with integral appliances (Fridge freezer, dishwasher, washing machine) & wall mounted TV. Glass door installed to adjoin sitting/ dining room making the space open plan when required.

### Sitting/ Dining Room - 17' 5" x 16' 8"

A great sized living diner that has plenty of (South facing) natural light, flooding in through the double glazed windows and patio doors ensuring the room is airy and bright.

## First Floor

### Bedroom (1) - 9' 9" x 9' 8"

### Bedroom (2) - 9' 10" x 8' 4"

### Bedroom (3) - 10' 10" x 6' 8"

### Bedroom (4) - 8' 9" x 6' 7"

To the first floor are four bedrooms of which the master bedroom benefits from a built in storage cupboard and an ensuite shower room

The family bathroom is also located on the first floor and has a modern white suite.

## Externally

To the front of the property there is a driveway that can accommodate off street parking for several vehicles and leads to a single detached garage with remote door open/close, power and lighting.

To the rear of the property is a good sized garden that is fully enclosed with fencing and ensures privacy. The south facing rear garden is mainly laid to lawn. There is a raised decked area that is ideal for al fresco dining and entertaining and gets the last of the evening sun as it's west facing.

## Location:

The property is conveniently located within walking distance of local amenities and Nantwich Town Centre is close by where an array of shops, boutiques, eateries and bars can be found.

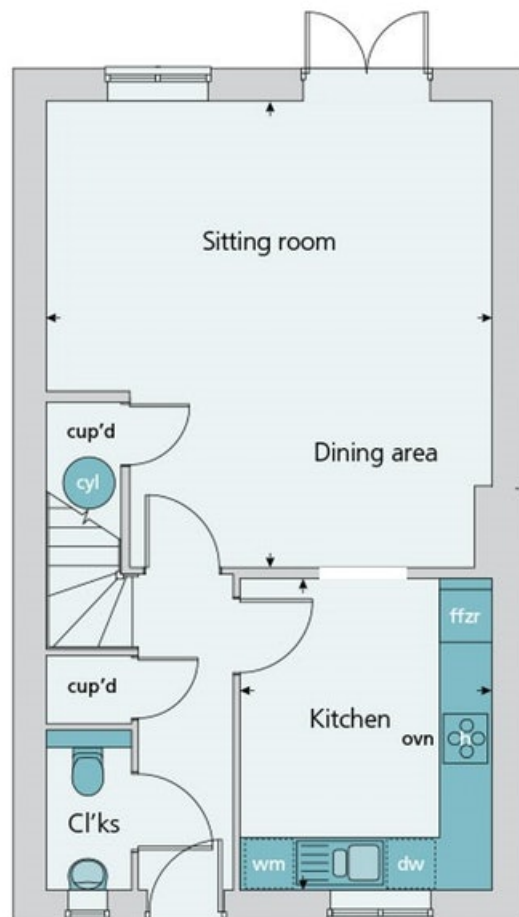
There are a selection of local schools to choose from within close proximity of the home (**Wrenbury primary school and Acton primary school** being two of them as the property is in the parish of Edleston. The property is also in the catchment area for **Wrenbury medical centre**, a highly regarded village practice.

The canal is within walking distance of the home (100 yards) and offers scenic countryside walks. Nantwich marina cafe is a 1 mile flat walk away and you can take your four legged friends.

There is a new childrens play area recently completed 500 yards away with zip wire and separate basketball court.

Close by road links provide easy access for commuters to Manchester. Chester, Warrington and Liverpool.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**1, Mallard Avenue, Edleston, NANTWICH, CW5 5XF**

|  |   |
|--|---|
| <b>Dwelling type:</b> Semi-detached house    | <b>Reference number:</b> 0246-3824-7128-9726-9975 |
| <b>Date of assessment:</b> 24 February 2016  | <b>Type of assessment:</b> SAP, new dwelling      |
| <b>Date of certificate:</b> 24 February 2016 | <b>Total floor area:</b> 91 m <sup>2</sup>        |

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,197</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 147</b>   |

| Estimated energy costs of this home |                    |                    |  |
|-------------------------------------|--------------------|--------------------|--|
|                                     | Current costs      | Potential costs    | Potential future savings   |
| Lighting                            | £ 189 over 3 years | £ 189 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could<br/>save £ 147<br/>over 3 years</p> </div> |
| Heating                             | £ 684 over 3 years | £ 687 over 3 years |  |
| Hot Water                           | £ 324 over 3 years | £ 174 over 3 years |  |
| <b>Totals</b>                       | <b>£ 1,197</b>     | <b>£ 1,050</b>     |  |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

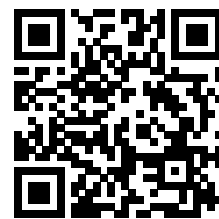
**Energy Efficiency Rating**

|  |                    |                  |                  |                  |                  |                  |                 |   |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|
| <p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">(92 plus) <b>A</b></td> <td style="width: 15%; text-align: center;">(81-91) <b>B</b></td> <td style="width: 15%; text-align: center;">(69-80) <b>C</b></td> <td style="width: 15%; text-align: center;">(55-68) <b>D</b></td> <td style="width: 15%; text-align: center;">(39-54) <b>E</b></td> <td style="width: 15%; text-align: center;">(21-38) <b>F</b></td> <td style="width: 15%; text-align: center;">(1-20) <b>G</b></td> </tr> </table> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="font-size: 0.8em; margin: 0;">Current</p> <p style="font-size: 1.5em; margin: 0;">84</p> </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p style="font-size: 0.8em; margin: 0;">Potential</p> <p style="font-size: 1.5em; margin: 0;">95</p> </div> </div> <p style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</p> | (92 plus) <b>A</b> | (81-91) <b>B</b> | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b> | <p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
| (92 plus) <b>A</b>   | (81-91) <b>B</b>   | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b>  |                 |   |

| Actions you can take to save money and make your home more efficient |                 |                              |
|--|-----------------|------------------------------|
| Recommended measures   | Indicative cost | Typical savings over 3 years |
| 1 Solar water heating  | £4,000 - £6,000 | £ 144                        |
| 2 Solar photovoltaic panels, 2.5 kWp                                 | £5,000 - £8,000 | £ 810                        |

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