



Honeysuckle Drive, Nantwich, CW5

£245,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

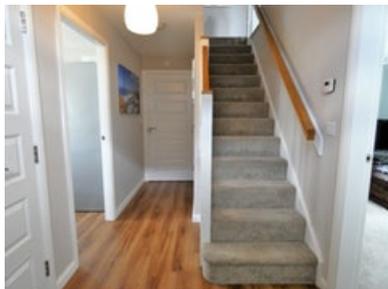
DETACHED FREEHOLD THREE BEDROOM HOUSE WITH GARAGE AND DRIVEWAY SITUATED ON A CORNER PLOT WITH ENCLOSED GARDEN

Key features:

- Three Bedrooms
- Modern Property with Upgrades
- Landscaped Garden
- Corner Plot
- Freehold
- Detached

Extra info:

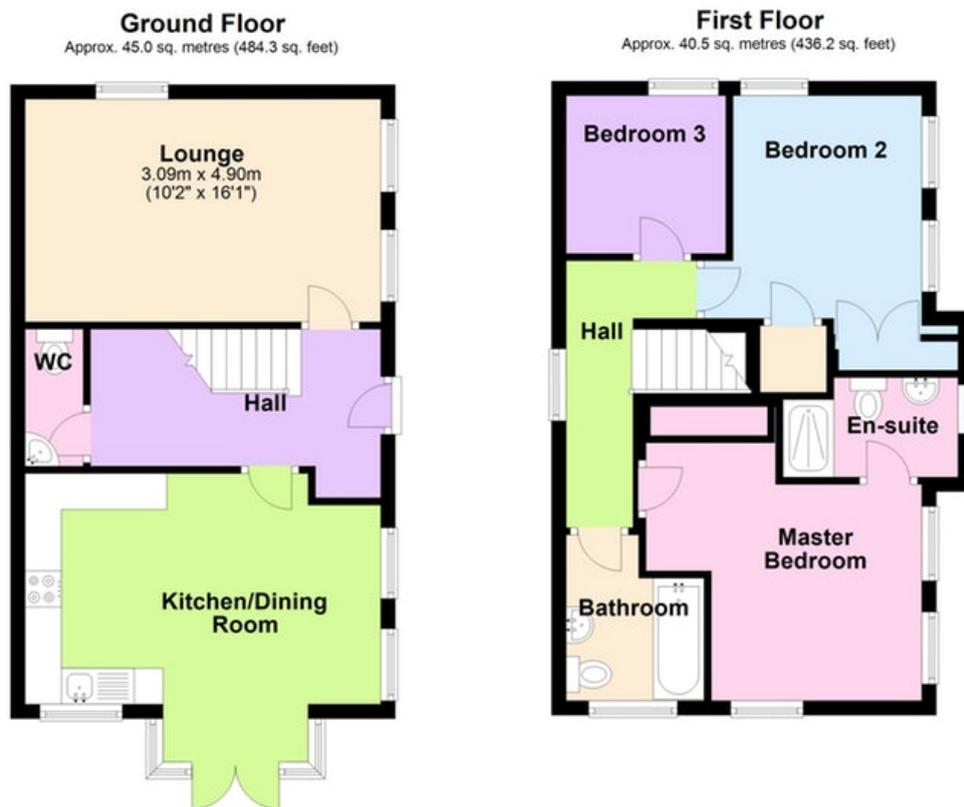
- **Property Age:** 3 years
- **Council Tax:** Band C (£1532.84 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



****TERRIFIC THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A CORNER PLOT WITH A WELL MAINTAINED ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY****

This excellent family home offers an abundance of living and sleeping accommodation within. The property benefits from modernised decor and has upgrades fitted throughout when the property was first purchased to enhance this contemporary home. The property is situated on a corner plot ensuring there are plenty of double glazed windows providing natural light to flood in making the home welcoming, bright and airy. To the ground floor there is an entrance hall with built in storage to discreetly hide cloaks and shoes, a cloakroom WC that is modern, a large living room with three double glazed windows providing plenty of natural light to spill in, and a large open plan kitchen diner that has integral appliances and patio doors that provide access to the rear garden. To the first floor there are three bedrooms of which two are fantastic sized doubles and the third is a single that is versatile in its use and can alternatively be used as an office, dressing room or nursery if desired. The master bedroom also has a modern en-suite. The family bathroom is located on the first floor and benefits from a modern white suite with a shower over the panelled bath and tiled splash back within the bath. Externally there is a driveway that can accommodate off street parking and leads to the detached single garage. The garden has been landscaped and is low maintenance. There are parts that are laid to lawn and a paved patio providing an ideal spot for al fresco dining and entertaining. The garden has decorative borders that feature mature shrubs and is enclosed with fencing. There is gated access to the rear of the garden providing access to the driveway. The property is conveniently located within close proximity of Nantwich Town Centre where an array of shops, boutiques, eateries and bars can be located. The local schools are within close proximity and there are scenic walks on the doorstep along the canal providing an escape into the Cheshire countryside that the property is located in. The close by road networks and motorway links provide easy access into Manchester, Chester, Warrington and Liverpool.

Floor plan:



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

31, Honeysuckle Drive, Edleston, NANTWICH, CW5 5GY

Dwelling type: Detached house	Reference number: 8316-7136-4810-0522-3906
Date of assessment: 02 June 2016	Type of assessment: SAP, new dwelling
Date of certificate: 03 June 2016	Total floor area: 89 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 1,281
Over 3 years you could save	£ 105

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 105 over 3 years</p> </div>
Heating	£ 855 over 3 years	£ 855 over 3 years	
Hot Water	£ 255 over 3 years	£ 150 over 3 years	
Totals	£ 1,281	£ 1,176	

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="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #70ad47; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f08080; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">82</td> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">94</td> </tr> </table>	Current	Potential	82	94
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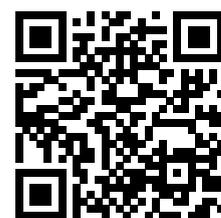
The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
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.

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	£ 105
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 810

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MISREPRESENTATION ACT, 1967.

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