



3 GERARDS GARDENS | NANTWICH | CHESHIRE | CW5 6EN | OFFERS OVER £675,000



Outstanding Elegant & Enhanced Residence | Double Garage | Magnificent Garden with 'Sitooterie'

Set within a sought after enclave of substantial modern homes stands this exceptionally well presented & gloriously enhanced five bedroom, three bathroom detached residence.

Recently having been improved by way of a stunning 'Neptune' inspired fitted kitchen with space saving features & integrated appliances, it opens to a sleek & sophisticated dining family room with stunning lit media & display wall with cupboards beneath whilst French doors lead to the outdoor living dining space. The refined glass covered 'sitooterie' also features fitted wall mounted heaters making indoor outdoor living seamless whatever the weather.

The prestigious position enables a variety of buyers to be highly enamoured with the quieter setting without compromising on the easy commutability and access to Nantwich, schools and facilities etc.

Combining architectural design with generous proportions throughout, the imposing property presents an outstanding opportunity for those seeking space, privacy, and refined living.

Internally, the home is designed for modern family life particularly with the master suite enjoying not one but two walk in wardrobes plus a highly luxurious ensuite bath and shower room.

Multiple reception areas provide versatile living and entertaining space, while the generous layout allows for both formal and informal family living.

The property offers comfortable bedroom accommodation to the first floor, including spacious principal rooms and family facilities, all presented within a practical, chic yet functional layout.

The surrounding grounds offer excellent outdoor space for relaxation, entertaining, and family enjoyment, with a generous rear lawned garden featuring richly stocked borders with lighting, the superb 'sitooterie' and greenhouse. Situated in a quiet and desirable residential area, the property is conveniently located making it ideal for families and commuters alike.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn right into Gerards Gardens where the property will be located on the left hand side in a prime position.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

AGENT'S NOTE:-

The sublime property has been lovingly enhanced to great effect by the present owners including a newly fitted kitchen with family living space now boasting bespoke media and lit display cabinetry with cupboards beneath, plus newly refurbished bathrooms and the fitting of shutters to several windows. In all the outstanding quality home offers a great deal to discerning buyers and impresses at every level.





THE ACCOMMODATION:-

COVERED ENTRANCE PORCH

ENTRANCE HALL 15'3 x 8'7





REFITTED KITCHEN DINING FAMILY ROOM 21'10 x 18'6







UTILITY / LAUNDRY ROOM 7'10 x 6'0



LIVING ROOM 21'8 x 12'3





FORMAL DINING ROOM / STUDY 13'3 x 10'5

GALLERIED FIRST FLOOR LANDING 13'6 x 12'9

CLOAKS WC 6'1 x 4'8





MASTER BEDROOM SUITE:-

BEDROOM 24'1 x 11'8

WALK IN WARDROBE (1) 7'10 x 5'10

WALK IN WARDROBE (2) 7'10 x 5'10

LUXURY ENSUITE BATH & SHOWER ROOM 8'6 x 7'7





BEDROOM TWO 14'8 x 11'11

BEDROOM THREE 12'5 x 12'3

LUXURY ENSUITE SHOWER ROOM 8'0 x 5'9





LUXURY FAMILY BATH & SHOWER ROOM 10'7 x 7'11

BEDROOM FOUR 12'6 x 9'1



BEDROOM FIVE 11'1 x 8'9





EPC RATING: C

COUNCIL TAX BAND: F

EXTERIOR

The property stands on a generous plot with an excellent integrated double garage & block paved driveway.

Clipped hedging creates a glorious front façade,

There is side access which opens to an enchanting richly planted garden.

Featuring a generous lawn, the vendors have curated a wonderful space with well thought out deep planted borders which also feature soft ambient lighting – perfect for balmy summer evenings.

Ideal for entertaining family and friends or indeed whiling away the hours in the private space, the garden is a wonderful backdrop to the stunning home and certainly embraces the indoor, outdoor lifestyle.

The high quality recently fitted 'Sitooterie' is a gem, being a sympathetic addition to the home with its wall mounted heaters whatever the weather, the space can be fully enjoyed. If required buyers could also add side panels if required.

(Please note that the pots within the borders are not included in the sale).

There is also space for a greenhouse (the existing greenhouse which may be available by negotiation).

INTEGRATED DOUBLE GARAGE 23'5 x 17'10

Up & over door. Electric car charger point.





SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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We can help you fund your new purchase with mortgage advice!

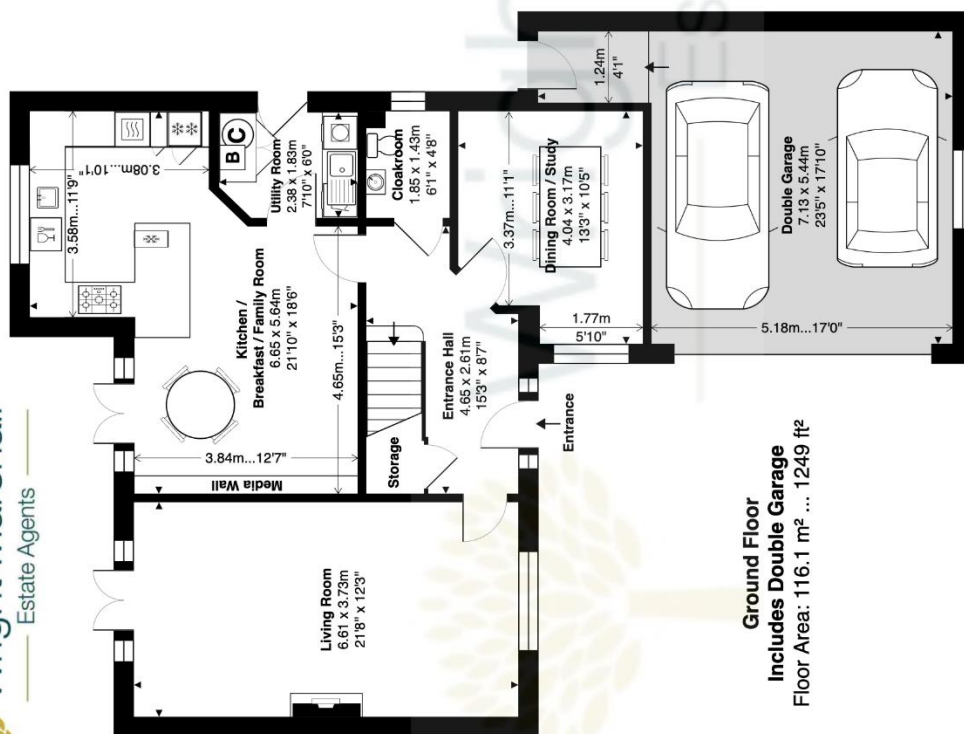
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Approximate Gross Internal Area: 232.7 m² ... 2505 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sanceuse from Green House EPC 2026. Copyright.