



## 9 Blossom Grove, Edleston

£525,000 Freehold



Exquisite FIVE BEDROOM DETACHED family home occupying an END PLOT position within a peaceful CUL-DE-SAC on the modern Malbank Waters development in Edleston • Exceptional layout offering vast living space with extraordinary room proportions, highly versatile accommodation and finished to a HIGH SPECIFICATION throughout • Great location, enjoying the best of both worlds with stunning canal/countryside walks on the doorstep, yet still close to Nantwich town centre and convenient for facilities • Superb upper floor accommodation boasting FIVE BEDROOMS with THREE BATHROOM facilities, allowing the queue time to be cut shorter in the morning rush for school and work!! • EXTENSIVE DRIVEWAY providing ample off-road parking for multiple vehicles leading to a DETACHED DOUBLE GARAGE to the front aspect, whilst the rear boasts a fully enclosed and mostly lawned garden, per-



Come and discover what's been blossoming on the popular modern Malbank Waters development in Edleston as we sure have a treat awaiting for you!! For this house has been chosen over others for it's position, accommodation and is beautifully presented throughout with HIGH SPECIFICATION kitchen and bathroom facilities, modern appliances, stylish interior, tasteful decor and high quality finishes in every room, so is certainly one not to be missed! Commanding a superb END PLOT position within a peaceful CUL-DE-SAC with an EXTENSIVE DRIVEWAY and DETACHED DOUBLE GARAGE, lies this spectacular property which is perfect for growing families acquiring a spacious and versatile home with generous upper floor accommodation. This stunning home lies within close proximity from the sought after market town of Nantwich which boasts a brilliant selection of amenities to suit all and enjoys rapid access to the nearby picturesque Shropshire Union Canal, providing delightful routes into Nantwich town centre. On all of our wish lists is this outstanding layout which comprises, to the ground floor, entrance hall with doorway access to the primary ground floor accommodation and stairs rising to the first floor. The three reception rooms include a lounge with bay window to the front elevation, dining room and study which all offer highly flexible living spaces. The kitchen/diner is simply breathtaking fitted with modern wall and base units, complementary work surfaces, one and a half sink unit, extended worktop breakfast bar and integrated kitchen/cooking appliances, as well as open space for social gatherings and French doors opening out into the garden. The ground floor accommodation is completed with a downstairs guest w/c and separate utility room which is ideal for laundry and storage. The first floor affords FIVE DOUBLE BEDROOMS with the master and second bedroom blessed with their own en-suite facilities in addition to the main family bathroom and an abundance of storage space throughout. Externally, there is an extensive driveway providing ample off-road parking for multiple vehicles that leads to a DETACHED DOUBLE GARAGE which is equipped with power and lighting, and offers further parking and storage space. A gated side entry provides access to a fully enclosed and mostly lawned rear garden with block paved patio seating areas to host outdoor entertainment for family and friends. These beauties only blossom so often, so do not delay home hunter, contact our Nantwich office today and lay down your roots here at Blossom Grove.

### Location

Situated on the relatively new Malbank Waters development in Edleston and just minutes away from the charming and historic market town of Nantwich which is generally renowned for its beautiful Grade I and Grade II listed architecture including classic examples of Tudor, Georgian, and Victorian buildings, and one of the finest Medieval churches in the country at it's heart. The town offers a good selection of independent shops, boutiques, eateries, restaurants, and bars but also provides more extensive facilities including supermarkets and a leisure centre with a famous outdoor brine pool. Education is well catered for locally with a number of highly regarded primary schools, and two secondary schools. Nantwich is conveniently placed for commuter travel, with excellent road links including access to the M6 motorway network via the A500. Rail travel is offered via Nantwich train station which has direct services to Manchester and Shrewsbury, and Crewe Railway Station which is within 8 miles and provides direct services to a host of major cities including London, Manchester, Liverpool, Birmingham, and Glasgow.





Stunning family home on Malbank Waters dev. in Edleston. High-spec kitchen & bathrooms, extensive driveway, detached double garage, 5 beds, Nantwich amenities nearby. Close to Canal & transport links.

Council Tax band: F

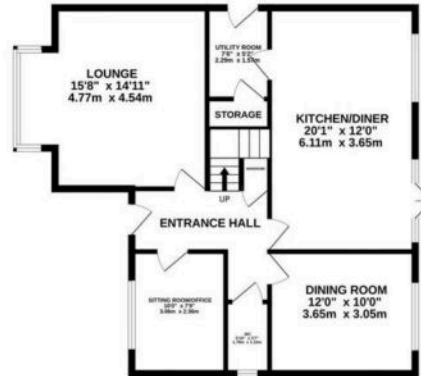
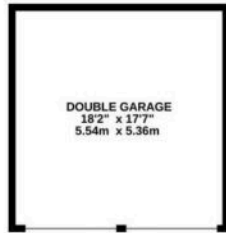
Tenure: Freehold

EPC Energy Efficiency Rating: B

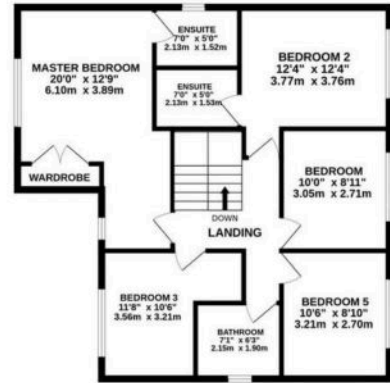
EPC Environmental Impact Rating: B



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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