



56 Hazel Way, Edleston

£380,000 Freehold



A wonderful family home overlooking open countryside, just a short distance from the town of Nantwich • Spacious lounge leading to well equipped open plan kitchen diner. Handy Utility and WC, with access into the rear garden • Four bedrooms, the master boasting fitted wardrobes and en-suite • Family bathroom with mains fed shower over bath, wall hung WC and hand wash basin • Integral garage with light and power and driveway parking for 2 vehicles • Rear garden with patio and grass lawn



Located on the popular Malbank Waters development in Edleston, let me introduce to you this wonderful 4-bedroom detached family house that peers over picturesque open countryside, just a short distance away from the vibrant town of Nantwich.

Step inside to discover a welcoming hallway leading to a spacious lounge that seamlessly flows into a well-equipped open plan kitchen diner, the very heart of the home. Fully equipped with a range of grey gloss wall and base units, a five ring gas hob and complimentary work surfaces, this kitchen has everything you need to cook up a storm! There's an array of cleverly hidden integrated appliances including fridge, freezer and dishwasher. Adjacent to the kitchen, you'll find a handy utility room complete with a stainless steel sink, integrated washing machine and a cupboard which houses the boiler. A guest WC completes the ground level.

The rear garden can be accessed through the french doors off the dining area, or via the utility to help keep any muddy footprints at bay.

Upstairs, four cosy bedrooms await, with the master bedroom proudly featuring fitted wardrobes and an en-suite fit for royalty. Let relaxation take over in the family bathroom, complete with a mains fed shower over the bath, a wall hung WC, and a sleek hand wash basin.

Driveway parking for 2 vehicles aswell as the integral garage offer ample parking for family and guests alike.

Call us today and let's make your vision a reality.

Location:

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese, pies, and real ale. Additionally, the town holds a traditional market on Tuesdays and Saturdays, where locals and tourists can browse a range of goods, from fresh produce to antiques.

The River Weaver, which runs through Nantwich, provides opportunities for leisurely walks along the waterfront and



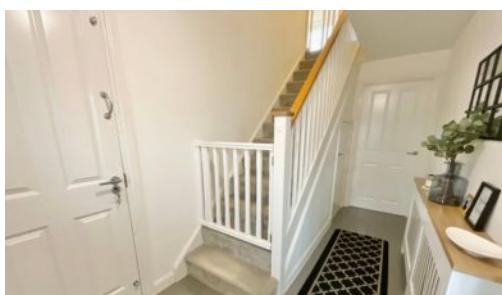
Stunning 4-bed detached house with open countryside views. Modern kitchen, spacious lounge, en-suite master, integral garage, and charming garden. Ideal family home close to the town of Nantwich.

Council Tax band: E

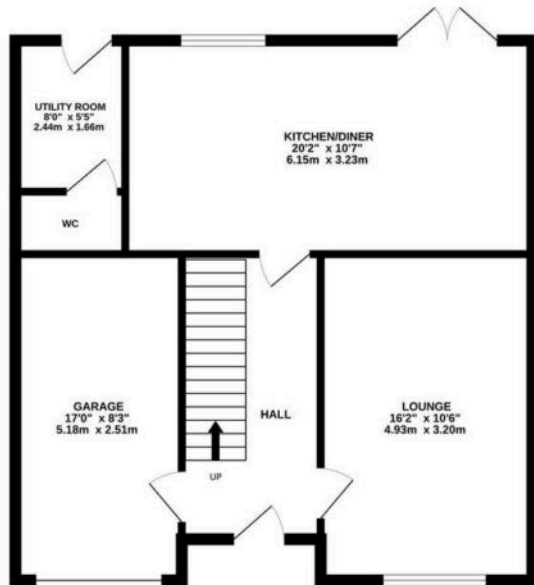
Tenure: Freehold

EPC Energy Efficiency Rating: B

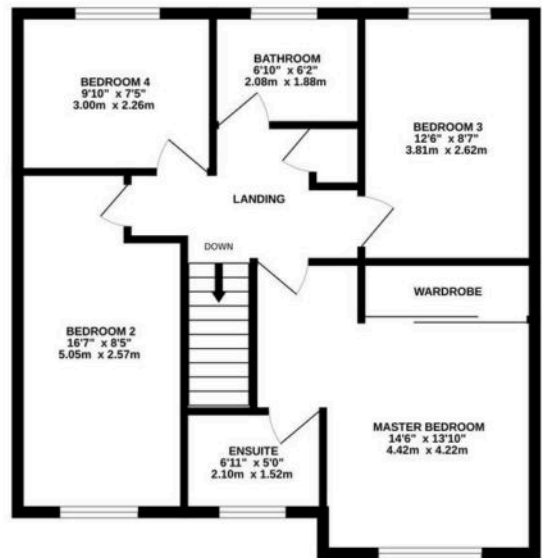
EPC Environmental Impact Rating: B



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

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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