

9 St. Josephs Way, Nantwich

£375,000 Freehold



Superb three bedroom detached family home set on the highly desirable St. Josephs Way, surrounded by mature landscaped gardens within the prestigious Richmond Villages • Enjoying tranquility and peaceful surroundings, yet within close proximity to Nantwich town centre and a vast array of amenities to suit all • Beautifully landscaped private rear garden with patio, lush lawns and fully stocked borders, perfect for outdoor gatherings and al fresco dining • Occupying an expansive corner plot position with attractive front lawns, a double width driveway and integral single garage • Two double bedrooms, a generous single bedroom and two bathroom facilities where the master benefits with the luxury of an en-suite shower room in addition to the main family bathroom • Enjoying a wonderful sense of flow with a spacious lounge leading through to the dining room where



NO CHAIN! Prime location, great potential, comfort and convenience... these are just a few key factors when choosing your next home! This wonderful three bedroom detached family home set on the highly desirable St. Josephs Way, surrounded by mature landscaped gardens within the prestigious Richmond Villages is a rare opportunity not to be missed! Occupying an expansive corner plot position, this fabulous home enjoys peaceful surroundings despite being a short stroll from the vibrant heart of Nantwich town centre where you will find a plethora of facilities to suit all.

The property itself affords light and spacious accommodation with scope to extend (subject to necessary planning) and enhance to suit anyone's style, taste and specifications. The layout comprises, an inviting entrance hall which leads seamlessly into the light-filled lounge with fireplace feature, an ideal space for cosy evenings with loved ones. The large bay window bathes the room in natural light, creating a warm and welcoming atmosphere.

The adjacent dining room is perfect for family meals and entertaining, with sliding patio doors that open out to the beautifully landscaped rear garden, extending your living space outdoors. The well-appointed kitchen incorporates a range of mounted wall and base units, double oven, breakfast bar, and space for a dishwasher. The ground floor is complete with a guest cloakroom with WC and a separate utility room with plumbing for a washing machine and space for an integrated fridge and freezer, plus internal access into the integral garage, enhancing everyday convenience and practicality.

To the light and airy first floor landing, you'll find two spacious double bedrooms and a generously sized single bedroom, each offering plenty of space for bedroom furniture, storage and natural light. The master suite is a true retreat, complete with its own en-suite bathroom for ultimate privacy and comfort in addition to the main family bathroom, which features a panelled bath with shower over, wash hand basin and WC, providing an ideal space to unwind after a long day.

Every detail of this home has been thoughtfully considered, ensuring comfort and charm throughout. Externally, to the front elevation, there is an attractive front garden and a double width driveway, providing ample off-road parking and leads to an integrated garage, boasting additional storage space and secure parking. The private rear garden is a peaceful haven, ideal for outdoor gatherings, relaxation and al fresco dining. The rear garden has been beautifully landscaped with paved patio, lush lawns and mature borders bursting with an array of elegant flowers, shrubs and trees.

With its fantastic location, generous corner plot and beautiful outdoor spaces, this home offers everything you could desire. Don't miss out on this exceptional opportunity, call our Nantwich office today and make this rare gem yours!

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



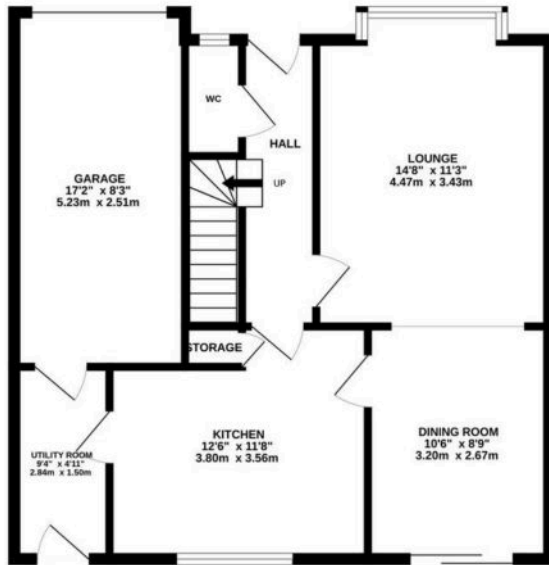
NO CHAIN! Charming three bedroom detached family home set on the highly desirable St. Josephs Way, surrounded by mature landscaped gardens within the prestigious Richmond Villages. Occupying an attractive corner plot and close proximity to Nantwich town centre. Two reception rooms, en-suite shower room off the master bedroom, private garden and integral garage. Call to view! Council Tax band: E

Tenure: Freehold

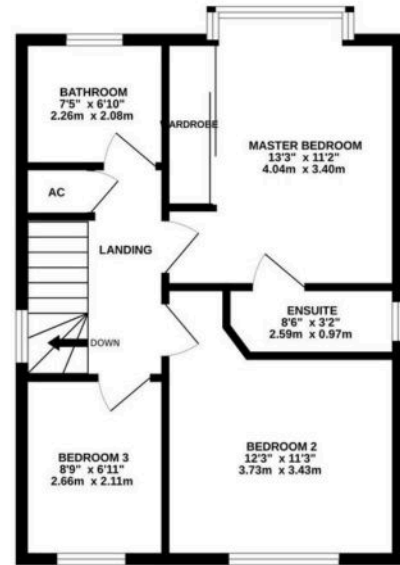
EPC Energy Efficiency Rating: D



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



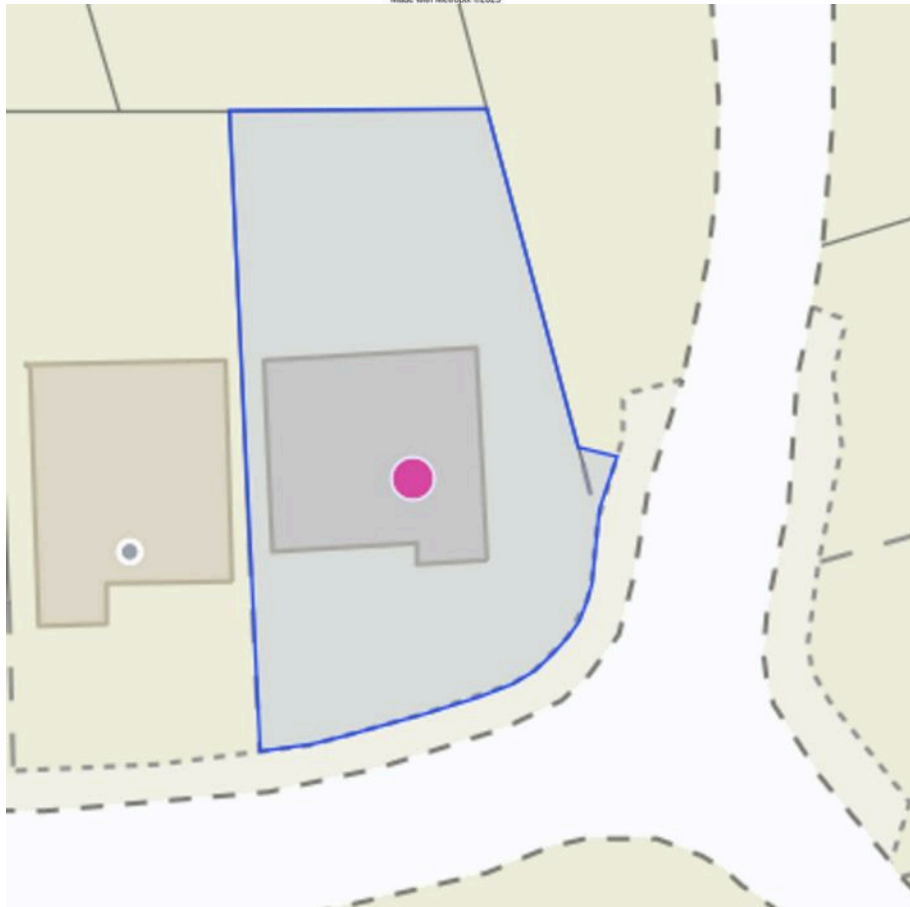
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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