



6 Boden Drive, Willaston

£550,000 Freehold



All FOR SALE with the added benefit of NO CHAIN, making the whole buying process easier for you! • Exquisite four bedroom detached family home set on a generous end plot on the edge of the sought-after village of Willaston • Expansive double width driveway and detached double garage, providing ample parking for multiple vehicles • Two spacious reception rooms including a lounge and formal dining room, plus a magnificent open-plan kitchen/diner/family room, perfect for modern family living • Attractive and private front and rear gardens, boasting endless possibilities for outdoor entertaining and al fresco dining with a south-west facing aspect to the rear • Lovely galleried landing leading to four superbly proportioned bedrooms with ample storage options in each room, plus two bathroom facilities • Impressive master bedroom benefitting with the luxury of a walk-in



NO CHAIN! Family gatherings in the kitchen/diner/family room, cosy evenings in the lounge, evening drinks in the south-west facing garden, morning coffee in the private front garden, brunching in the kitchen... you can do it all here at Boden Drive!

A truly stunning four bedroom detached family home, a sanctuary of luxury and tranquillity nestled within a small peaceful cul-de-sac within an exclusive development off Wybunbury Road and Cheerbrook Road on the edge of the highly desirable village of Willaston. This fabulous home offers the perfect blend from peaceful village surroundings, whilst convenient for Vagrants Sports Club, the nearby larger historic market town of Nantwich which boasts a variety of facilities and exceptional transportation links via the M6 motorway, A500 and Crewe railway station.

From the moment you arrive at this exquisite property, you are greeted by an expansive driveway and detached double garage, offering ample off-road parking for several vehicles. The exterior exudes elegance and sophistication, setting the stage for the exceptional standard and immaculate presentation that awaits within.

Step inside through the welcoming entrance hall, setting the tone for the accommodation that lies beyond. The ground floor boasts two separate reception rooms, including a lounge with a bay window to the front elevation, feature fireplace and sliding patio doors opening out to the rear, as well as a formal dining room with a lovely dual aspect, perfect for hosting gatherings.

The heart of the home lies within the open-plan kitchen/diner/family room, an ideal space for entertaining with further patio doors opening out to the enchanting garden. The well-appointed kitchen features sleek wall and base units, complementary worktops, an extended worktop breakfast bar, and integrated appliances. Completing the ground floor is a guest cloakroom with WC and a separate utility room, catering to your storage and laundry needs.

Ascending to the light and airy first floor, a galleried landing leads to four well-proportioned bedrooms and two bathroom facilities. The master bedroom indulges in the luxury of a dressing room and en-suite shower room, while the main family bathroom serves the remaining bedrooms. Storage is abundant with an under stairs cupboard on the ground floor and built-in fitted wardrobes in the second, third, and fourth bedrooms upstairs.

Outside, the front garden beckons with an array of plants, shrubs, and trees, along with a private paved patio seating area perfect for starting your day with a cup of coffee under the morning sun. The rear garden is a true oasis, featuring fully stocked borders ensuring privacy. Multiple paved patio seating areas invite you to indulge in outdoor entertaining, al fresco dining, and sun-soaked relaxation, all while basking in the south-west facing aspect and enclosed serenity that this home affords. Further benefits include uPVC Double Glazed windows and doors throughout, Gas Central Heating and a detached double garage with an electric door and pedestrian side access.

For those seeking a premium lifestyle in a picturesque setting, this meticulously designed property is a true gem not



Exquisite four bedroom detached home set on an end plot within a peaceful cul-de-sac. Immaculate and spacious accommodation. Beautiful landscaped gardens, extensive driveway, detached double garage.

Council Tax band: F

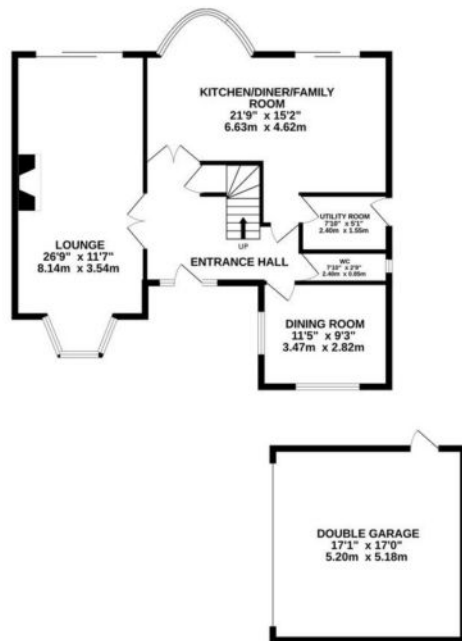
Tenure: Freehold

EPC Energy Efficiency Rating: D

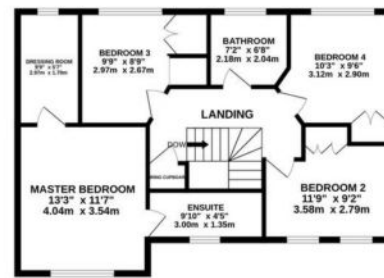
EPC Environmental Impact Rating: D



GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.

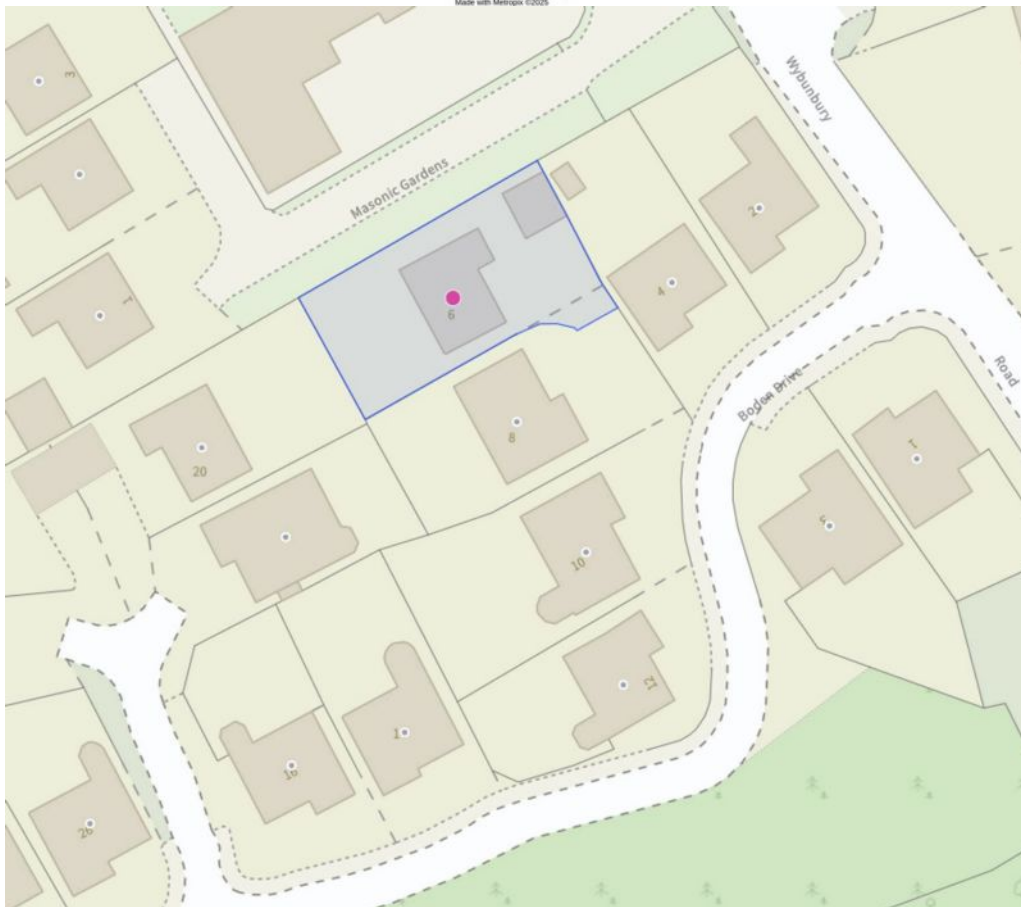


1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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