



10 St. Josephs Way, Nantwich

£525,000 Freehold



Flexible Living Spaces – Spacious lounge with leaded windows, formal dining room, and a bright conservatory overlooking the garden • Stylish Kitchen & Utility – Quartz worktops, electric AGA, gas hob, integrated appliances, plus a separate utility room with ample storage and plumbing. • Elegant Interior Finishes – High-quality Amtico flooring in key areas, modern bathrooms, and fitted wardrobes in the main bedrooms • Converted Garage Office – Fully insulated with lighting and power, ideal as a home office, library, gym, or creative space • Charming Garden & “She Shed” – perfect for hobbies or relaxing. Low-maintenance artificial lawn with mature planting • Private Driveway Parking – Space for up to three vehicles, with the option to reconvert the garage if required



Just a short stroll from the vibrant heart of Nantwich, this **stylish and spacious 4-bedroom detached home** on the ever-popular **St. Joseph's Way** delivers modern family living with a touch of elegance. Beautifully presented and full of character, it combines high-quality finishes with flexible spaces, ideal for contemporary lifestyles.

Step inside to find a welcoming entrance hall that leads into a bright and inviting lounge, featuring attractive leaded windows and warm, high-quality **Amtico flooring** that extends through key areas of the ground floor, adding a smart and durable finish. A convenient downstairs WC is also located off the hallway.

The heart of the home is the **impressive kitchen and breakfast room**, designed with style and functionality in mind. It boasts sleek **quartz worktops and upstands**, a classic **electric AGA including induction hob**, a separate oven, a 4-ring gas hob, and integrated appliances including a dishwasher and fridge freezer. There's also ample space for an additional fridge or freezer, perfect for busy households or keen entertainers.

A separate utility room adds everyday practicality with plumbing for a washing machine, space for a dryer, stainless steel sink, and a range of storage units. From the formal dining room, double doors lead through to a **delightful conservatory**, offering tranquil views over the rear garden and a light-filled space for relaxing or entertaining.

Upstairs, the **spacious master bedroom** features fitted wardrobes and a private en-suite shower room with WC and wash basin. Bedroom two also includes fitted wardrobes, while bedroom three is a well-proportioned double. The fourth bedroom is perfect as a single room, nursery, or a comfortable home office. The **family bathroom** is tastefully fitted with a P-shaped bath and mains-fed shower over, WC, wash hand basin, chrome towel radiator, and a useful airing cupboard.

The **low-maintenance rear garden** is a peaceful retreat, laid with artificial grass and edged by a variety of mature shrubs and vibrant flowers. A standout feature is the **charming "She Shed"**, offering a cosy space, ideal for hobbies, reading, or a quiet escape.

To the front, the **converted double garage** has been transformed into a fully insulated home office and library, complete with lighting and power. Whether you need a professional workspace, a home gym, or a creative studio, this flexible area delivers. It can also be returned to garage use if preferred.

A **private driveway** provides off-road parking for up to **three vehicles**, completing this highly desirable home.

Brimming with character, comfort, and versatility, this exceptional property offers a rare opportunity to own a home of real distinction in one of Nantwich's most sought-after neighbourhoods. **Early viewing is highly recommended.**

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.



Stylish 4-bed detached home on St. Joseph's Way, Nantwich. Modern family living with elegant touches, impressive kitchen, delightful conservatory, 'She Shed', converted garage, private driveway.

Council Tax band: F

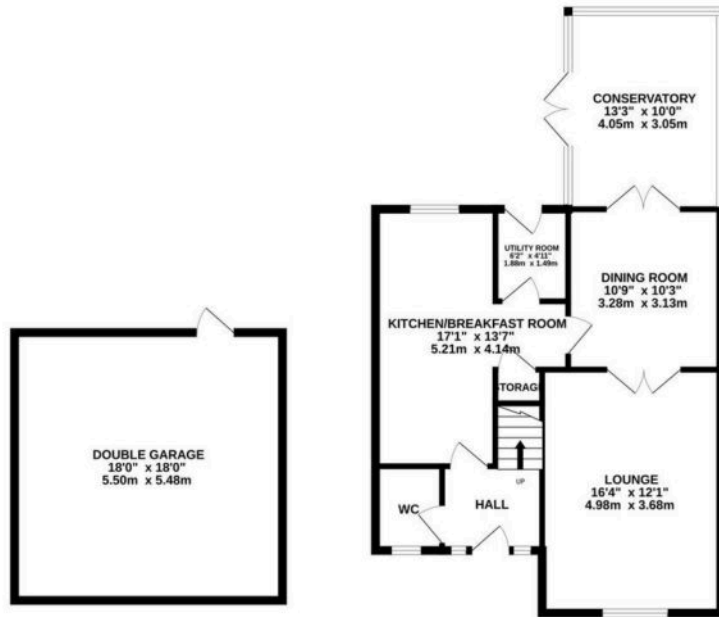
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.2 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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