



48 Sandford Road, Nantwich

£365,000 Freehold



Bright Entrance Hall: Welcoming space with parquet flooring and practical storage • Spacious Lounge & Conservatory: Light-filled living and dining area with real fire and garden views • Modern Kitchen: Fitted with granite worktops, integrated appliances, and pantry storage • Bedrooms with Views: Master and third bedrooms overlook Barony Park, plus fitted wardrobes • Contemporary Family Bathroom: Bath, wall-hung basin, WC, and separate mains-fed shower • Gardens & Parking: Beautifully maintained front and rear garden with driveway for 2-3 cars



Boasting **panoramic views over Barony Park** and just a short stroll from Nantwich town centre, this immaculately presented three-bedroom semi-detached home is a rare find. Offered chain free and ready to move into, it combines contemporary comfort with timeless charm.

Step into a bright and welcoming entrance hall with elegant parquet flooring and practical storage. This leads through to a spacious lounge complete with a real fire to enjoy cosy evenings. The dining area flows seamlessly into a light-filled conservatory, offering tranquil garden views and the perfect space to relax or entertain.

The bespoke kitchen and breakfast room is fitted to the highest standard with wall and base units, granite worktops, integrated oven, built-in microwave, induction hob with extractor, and integrated fridge and freezer. A pantry cupboard adds extra storage, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the principal bedroom overlooks Barony Park and features a full range of fitted wardrobes. The second bedroom also offers ample storage, and the third bedroom enjoys park views, ideal as a bedroom, study, or nursery. A modern family bathroom includes a bath, wall-hung wash basin, WC, and separate mains-fed shower.

Outside, there's a beautifully maintained rear garden with lawn, patio and mature boundary hedging which gives the garden an unusual benefit of both long hours of sunlight plus a high degree of privacy. The front garden contains mature flower beds, while the driveway offers parking for two to three cars.

This exceptional home offers a perfect blend of **space, style, and an enviable location**—a viewing is essential to truly appreciate its charm and lifestyle appeal.

Location:

Situated on Hawksey Drive on the Stapeley estate, this property is conveniently located within walking distance from the thriving market town of Nantwich.

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.



Immaculate 3-bed semi with park views & modern comforts. Spacious lounge, bespoke kitchen, bright conservatory, stunning gardens, ample storage, and parking for 2-3 cars. Viewing recommended!

Council Tax band: C

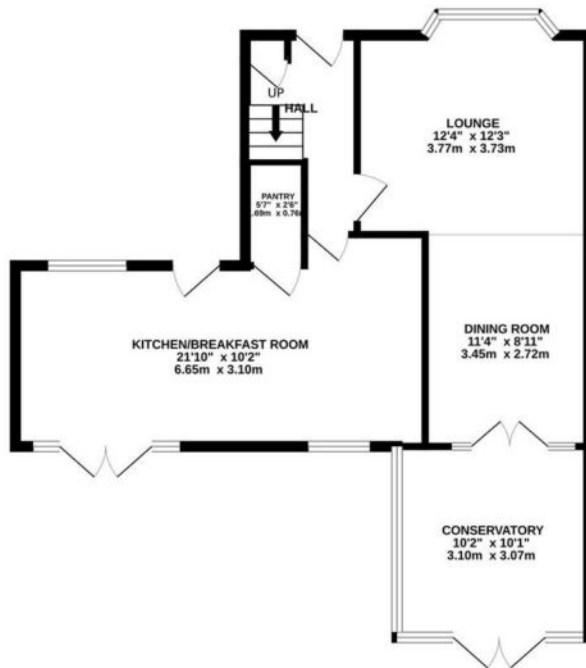
Tenure: Freehold

EPC Energy Efficiency Rating: D

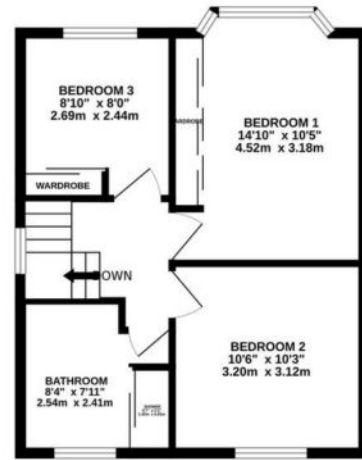
EPC Environmental Impact Rating:



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



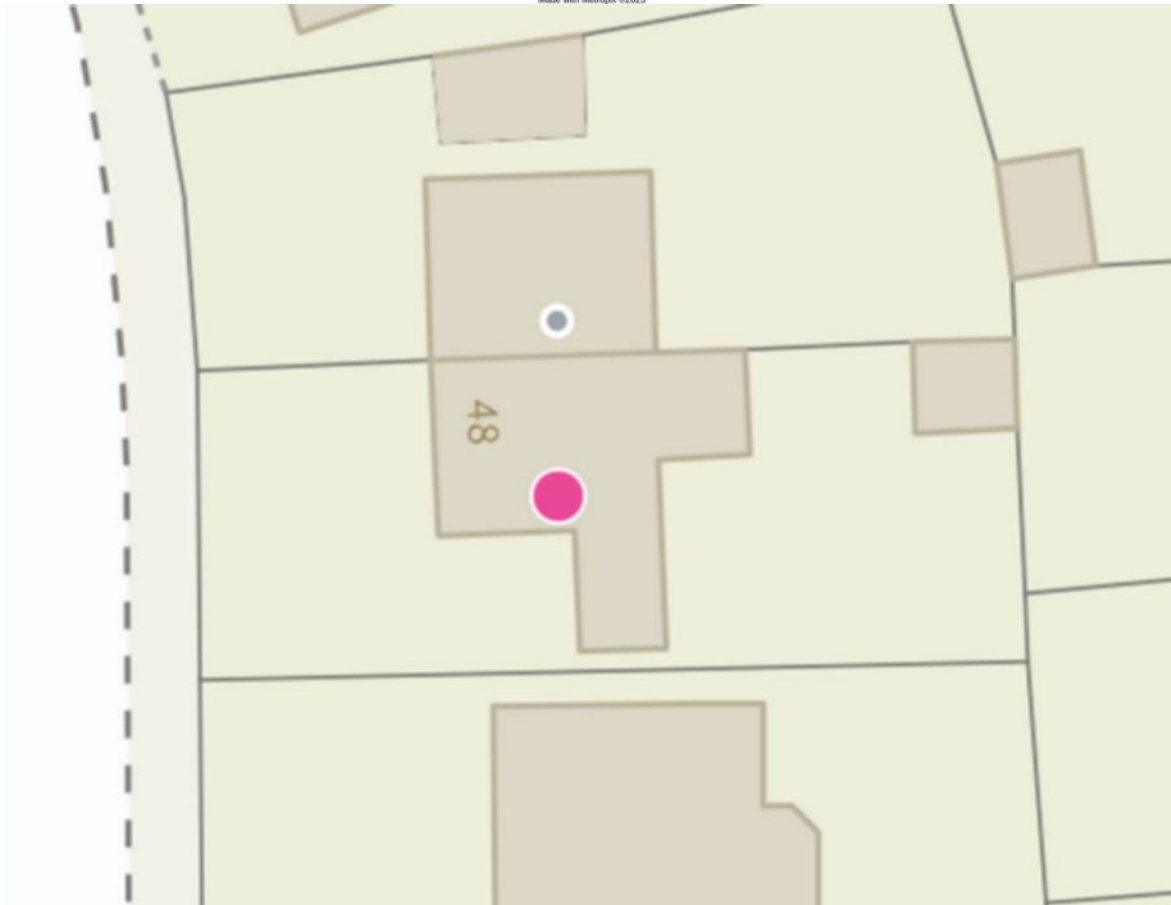
1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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