

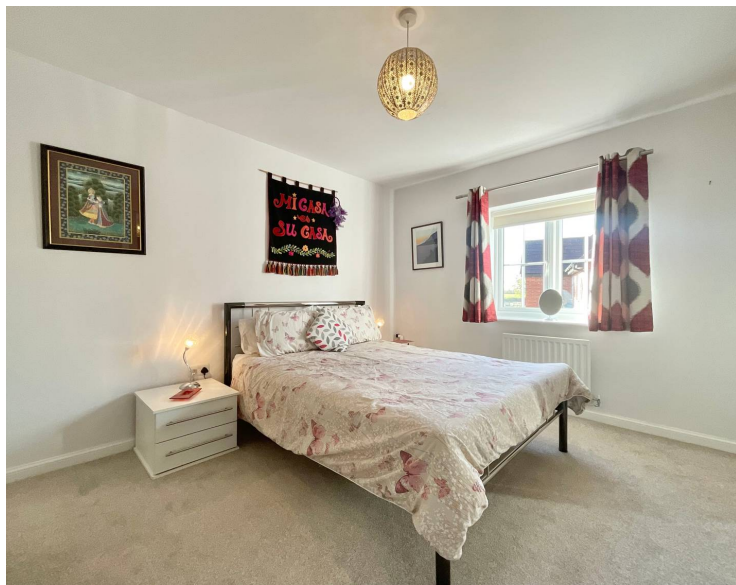


30 Hazel Way, Edleston

£400,000 Freehold



Expansive open-plan kitchen/dining area complete with high-quality integrated appliances. • Bright and airy living room featuring French doors leading directly to the garden. • Charming rear garden with a patio, lawn, and well-kept flower beds. • Garage and driveway parking, with picturesque open fields just steps away. • Superb transport connections with easy access to the M6 and nearby rail links from Nantwich and Crewe, offering direct routes to major cities.



This beautiful four-bedroom detached house in Nantwich offers generous living spaces, modern conveniences, and a warm, welcoming feel throughout.

A large and inviting entrance hall sets the tone for the home, providing a bright and spacious first impression as soon as you step inside.

The living room is an expansive, light-filled space featuring elegant French double doors that open directly onto the garden—perfect for relaxing summer evenings or entertaining guests. A handy storage cupboard provides an ideal spot to tuck away coats, shoes, or household essentials.

The open-plan kitchen/diner is the true hub of the home. Designed with a sleek, contemporary look, it boasts an abundance of counter space and ample cupboards for storage, including a brand new boiler recently installed in the kitchen with a five year warranty. Integrated appliances include a fridge, freezer, dishwasher, washing machine, oven and grill, and a gas hob. There is plenty of room to comfortably accommodate a dining table, making this a great space for family meals or social gatherings. A convenient downstairs WC completes the ground floor.

Upstairs, the master bedroom is a spacious double, enhanced by built-in wardrobes that stretch across an entire wall, offering excellent storage. The ensuite bathroom features a walk-in shower for added luxury.

The second bedroom is another bright double room, equipped with its own set of built-in wardrobes and dual-aspect windows that allow natural light to flood the space. Bedroom three is similarly sized and also includes built-in wardrobes, easily accommodating a double bed. Bedroom four is a smaller, versatile room currently used as a hobby space, but it would also make an ideal guest room, home office, or nursery.

Outside, the garden offers a relaxing retreat with a small patio area perfect for al fresco dining, morning coffees, or simply soaking up the sun. A compact lawn and flower beds add a touch of greenery, ideal for those who enjoy gardening without the upkeep of a larger plot. With open fields right on the doorstep, the home enjoys a peaceful, scenic setting that enhances its overall charm.

The property also benefits from a garage for secure parking or additional storage, as well as a private driveway providing off-road parking.

Agents Notice – There is a management fee which is £178.70 per year

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.

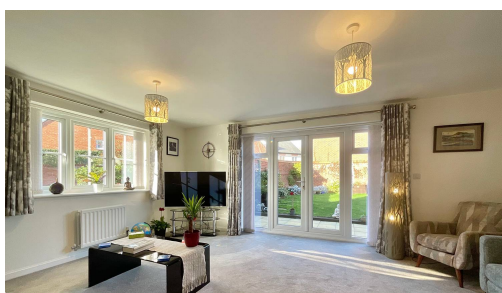


This beautiful four-bedroom detached house in Nantwich offers generous living spaces, modern conveniences, and a warm, welcoming feel throughout. Council Tax band: E

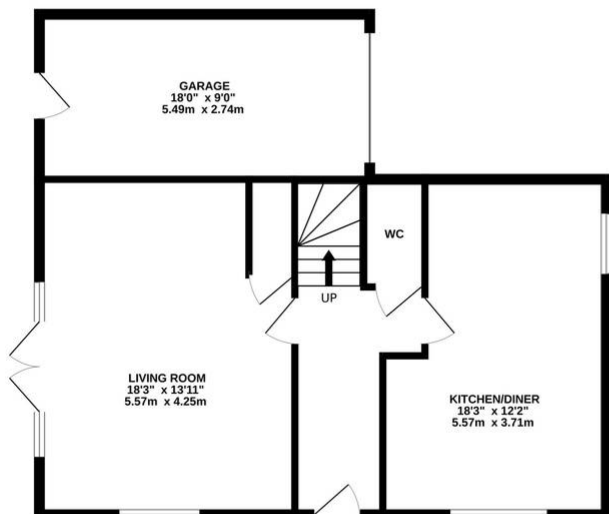
Tenure: Freehold

EPC Energy Efficiency Rating: B

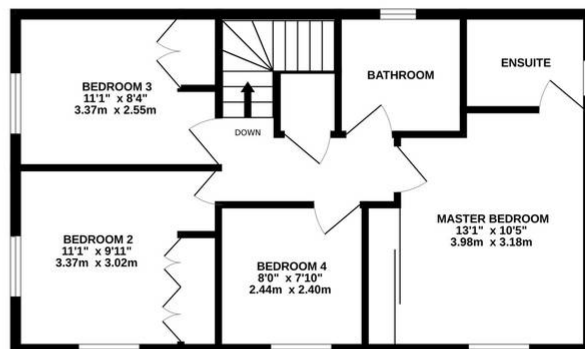
EPC Environmental Impact Rating: B



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



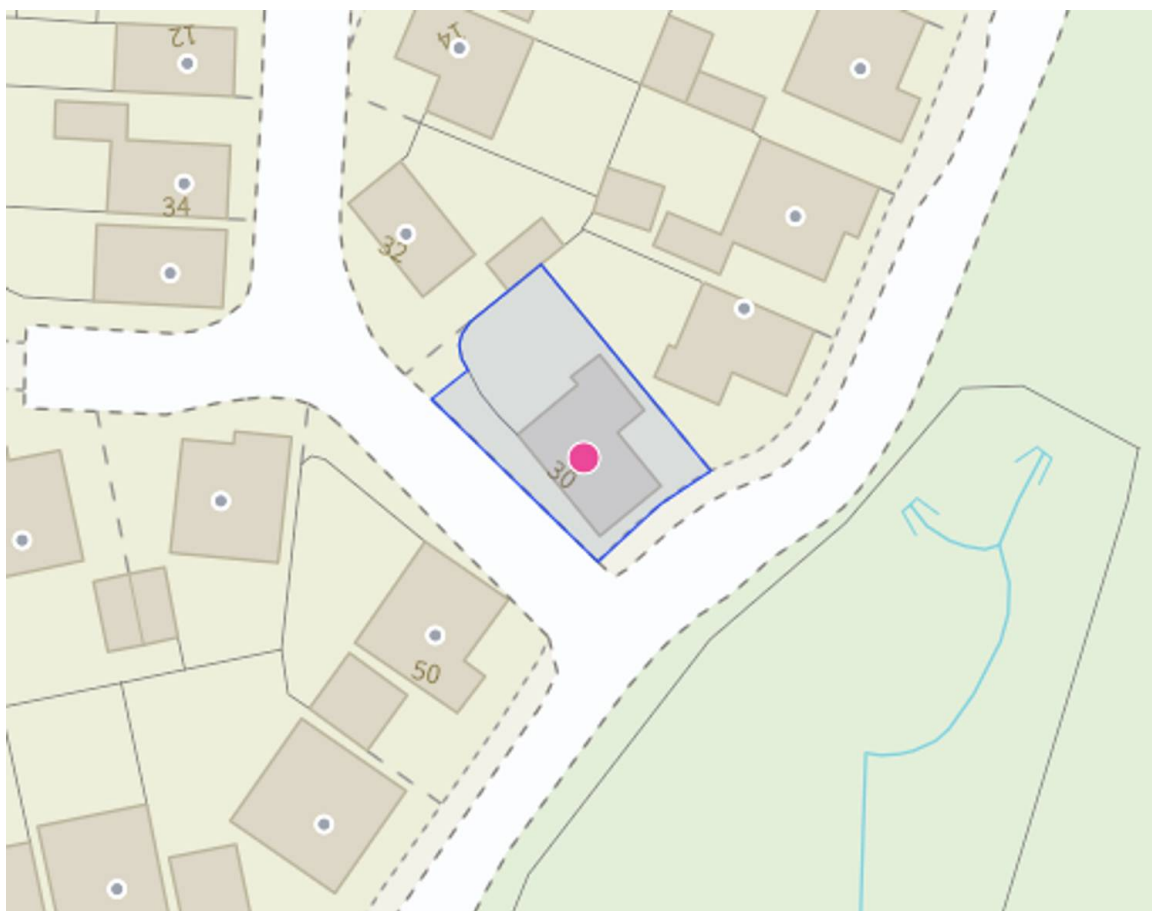
1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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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