



9 Hellath Wen, Nantwich

£365,000 Freehold



- Quiet cul-de-sac position on a popular family estate, within walking distance of Nantwich town centre and close to Brine Leas School • Spacious front lounge with gas fire and window overlooking attractive green space • Professionally converted garage creating Bedroom Four with fitted wardrobes, dressing table and adjoining wet room • Open plan kitchen diner with integrated fridge & freezer, electric hob/oven and French doors to the garden • Three further bedrooms upstairs plus newly fitted modern shower room with mains-fed shower • Block paved driveway for two cars and enclosed rear garden with patio, lawn, mature shrubs and small pond



Situated on a popular family-friendly estate, this well-presented four bedroom detached home enjoys a quiet cul-de-sac position within easy walking distance of Nantwich town centre. Ideally located for families, the property is also close to Brine Leas School, making it perfectly placed for schooling and amenities.

To the front of the property is a bright and welcoming lounge featuring a gas fire, creating a cosy focal point, and a window overlooking attractive green space, offering a pleasant open outlook.

The accommodation has been thoughtfully improved to suit modern family living. The garage has been professionally converted to create a versatile fourth bedroom complete with fitted wardrobes and dressing table, along with a stylish adjoining wet room featuring a walk-in shower, WC and wash basin.

The heart of the home is the open plan kitchen diner, ideal for entertaining and everyday family life. The kitchen offers an integrated fridge and freezer, electric hob and oven, plumbing for a washing machine and space for a tumble dryer. The dining area benefits from French doors opening onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living.

Upstairs there are two generous double bedrooms, with the main bedroom featuring fitted wardrobes and dressing table. Bedroom three is a comfortable single room with a built-in storage cupboard. A newly fitted modern shower room includes a mains-fed shower, WC and wash basin set within a contemporary vanity unit.

To the front, a block paved driveway provides off-road parking for two vehicles. The rear garden is well maintained and enclosed, offering a patio seating area, lawn, mature shrubs and a small ornamental pond.

This superb detached home offers flexible accommodation in a sought-after location – perfect for growing families looking to be close to schools, amenities and the charming centre of Nantwich.

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. 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 three times a week, where locals and tourists can browse a range of goods, from fresh produce to antiques.



Well-presented four bed detached home in a quiet cul-de-sac, near Nantwich centre and Brine Leas School. Features open plan kitchen diner, converted garage, parking, and enclosed rear garden.

Council Tax band: D

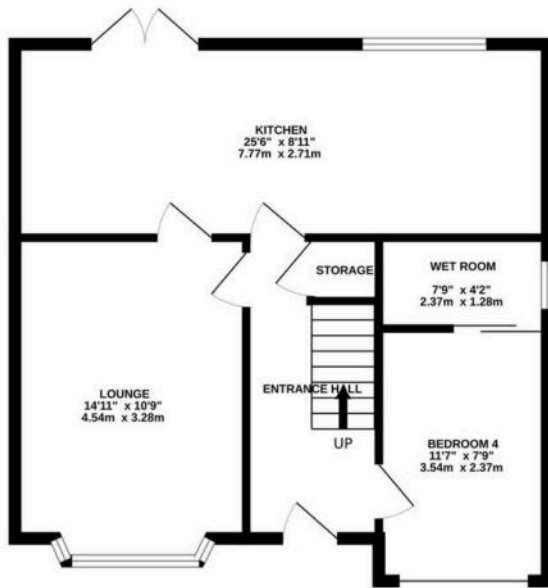
Tenure: Freehold

EPC Energy Efficiency Rating:

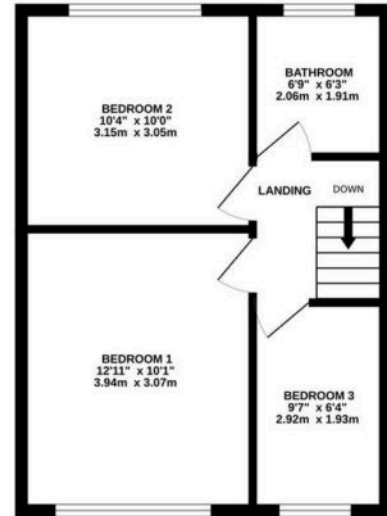
EPC Environmental Impact Rating:



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

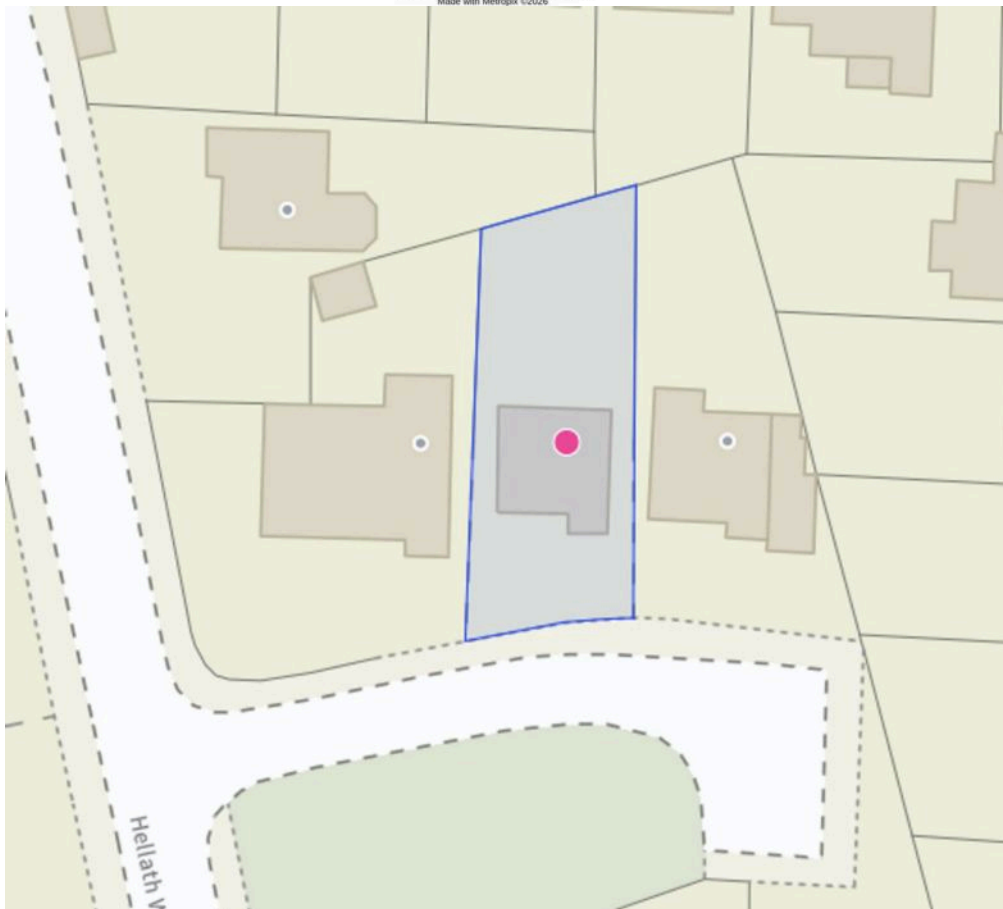


FIRST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 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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