



1 Holyrood Drive, Wistaston

£375,000 Freehold



Extended Four Bedroom Detached Family Home offering spacious and versatile accommodation ideal for modern family living • Located in the Highly Sought-After Area of Wistaston, close to local amenities, schools and transport links. • Impressive Open-Plan Kitchen/Diner with Adjoining Family Room, perfect for everyday living and entertaining. • Driveway Parking for up to Three Vehicles with Integral Garage, providing excellent storage and practicality • Beautifully Landscaped Low-Maintenance Rear Garden with artificial turf, gravel and a superb outdoor kitchen area • Fantastic Outdoor Entertaining Space featuring a BBQ, pizza oven and bar, ideal for hosting family and friends



Situated in the highly desirable area of Wistaston, this beautifully presented and extended four bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. The property benefits from driveway parking for up to three vehicles, an integral garage and a fantastic landscaped rear garden designed for outdoor entertaining.

The property is entered via a welcoming hallway which leads to the family lounge and a spacious open-plan kitchen/diner with adjoining family room, creating an ideal space for both everyday family living and entertaining. The lounge provides a cosy and inviting setting and features a charming multi-fuel burner as a focal point.

The impressive kitchen/diner is fully fitted and includes a range-style electric oven with gas hob, integrated dishwasher and space for a fridge freezer, with ample room for dining and relaxing. A convenient downstairs WC is also located on the ground floor.

The integral garage provides additional storage and benefits from plumbing for a washing machine.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom features fitted units above the bed, wardrobes to either side and fitted drawer units, providing excellent storage. Bedrooms two and three are both generous doubles, while bedroom four is also a double and benefits from built-in wardrobes.

The home is served by two bathrooms. One includes a shower, WC and wash basin, while the second also offers a shower, WC and wash basin along with the added luxury of a spa bath.

Externally, the landscaped rear garden has been designed for low maintenance with gravel and artificial turf. A standout feature is the impressive outdoor kitchen and entertaining area, complete with BBQ, pizza oven and bar, making it the perfect space for hosting family and friends.

This fantastic home combines spacious living accommodation with excellent outdoor entertaining space and is ideally located close to local amenities, well-regarded schools and transport links.

Location:

Wistaston village is situated 3 miles from the historic market town of Nantwich and benefits from shops and local public houses, village hall with active social calendar and community groups, church and mini supermarket within the area. There are local schools easily accessible from the property and excellent road connections to the A500 and M6 motorway network. Local bus routes also service the area along with Crewe Railway Station with direct access to London and other major cities across the country.

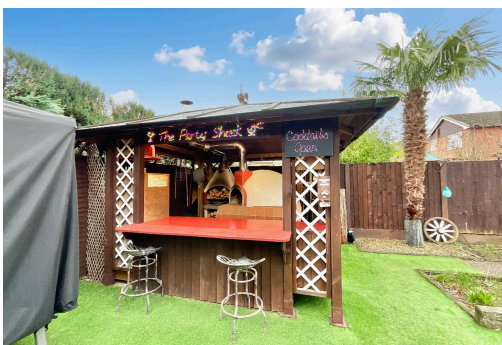


Beautifully extended 4-bed detached in Wistaston with spacious living, open-plan kitchen, 2 bathrooms, landscaped garden, outdoor kitchen, garage, driveway, and excellent local amenities. Council Tax band: D

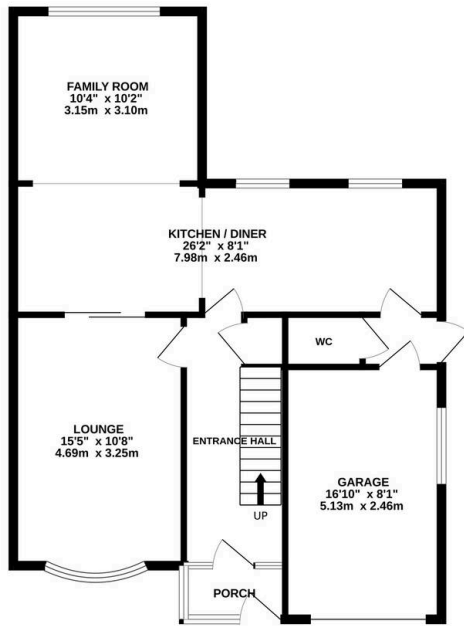
Tenure: Freehold

EPC Energy Efficiency Rating: D

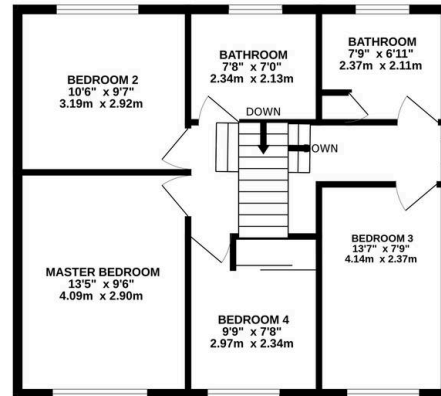
EPC Environmental Impact Rating:



GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.

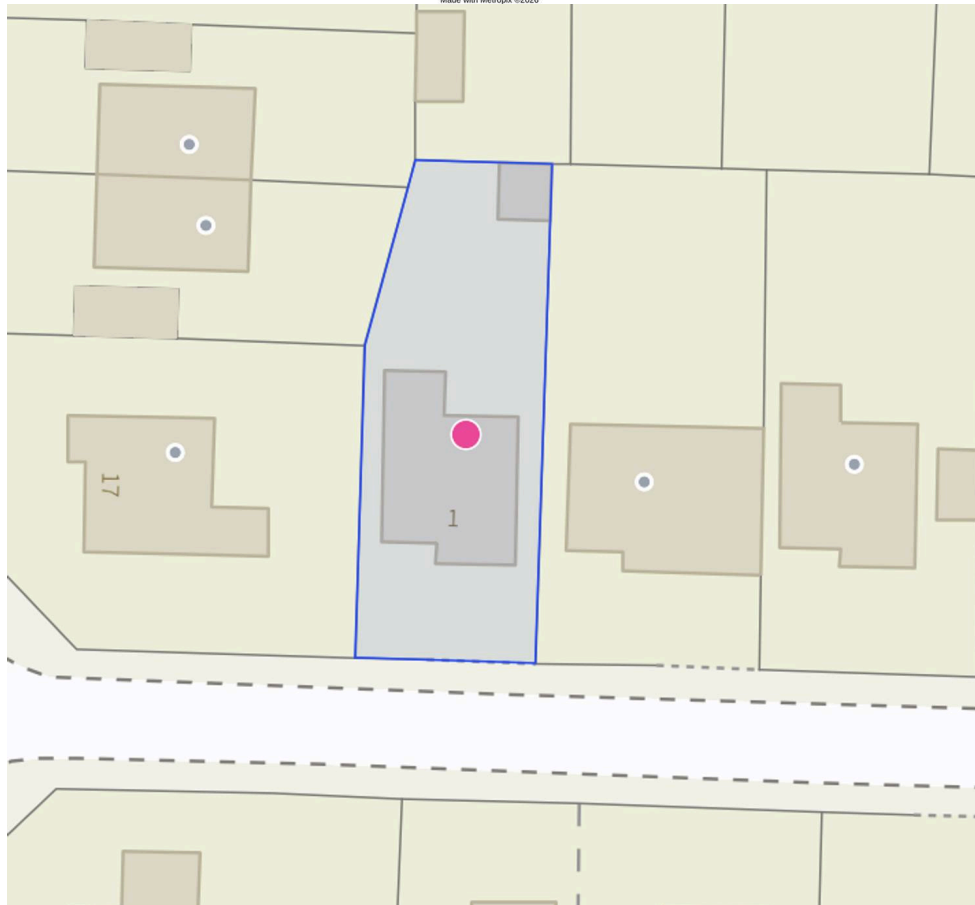


1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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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