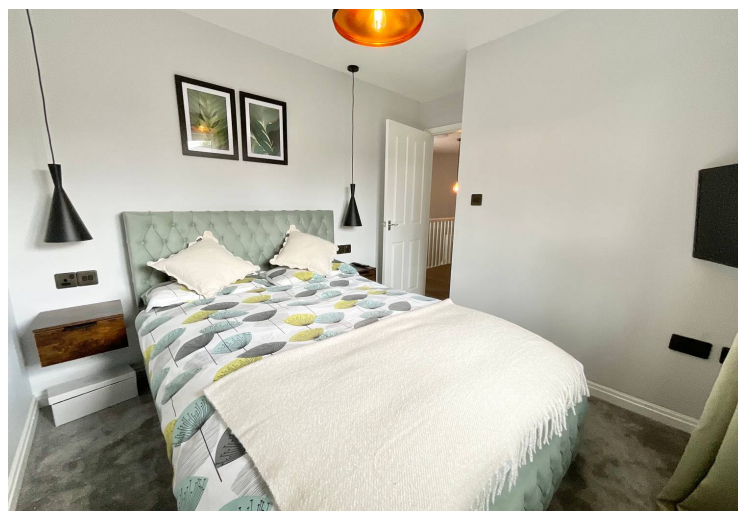




2 Ernley Close, Nantwich

£290,000 Leasehold



Sought-after Kingsley Village location • Walking distance to Nantwich town centre • Three-bedroom home with principal en-suite and dressing area • Two reception rooms including a separate dining room with French doors • Conservatory overlooking the rear garden • Driveway parking for two vehicles and enclosed rear garden plus EV charger



Situated within the popular **Kingsley Village development** and within walking distance of **Nantwich town centre**, this spacious three-bedroom home offers versatile accommodation ideally suited to modern family living.

The property is entered via a welcoming entrance hall which leads to a fitted kitchen featuring a range of wall and base units, integrated cooking facilities and a breakfast bar. The generous lounge provides an excellent everyday living space, while the **separate dining room** offers the perfect setting for family meals and entertaining, with French doors opening directly onto the rear garden. A conservatory provides additional reception space overlooking the garden, and a convenient downstairs WC completes the ground floor accommodation.

To the first floor, the principal bedroom benefits from a dedicated dressing area with fitted wardrobes and an en-suite shower room. Two further well-proportioned bedrooms are served by a family bathroom fitted with a bath and shower over.

Externally, the property enjoys a private rear garden with patio seating area, lawn and raised planting beds, creating an enjoyable outdoor space for relaxing and entertaining. To the front, a driveway provides off-road parking for two vehicles and has the added benefit of an EV charger.

Conveniently located close to local amenities, highly regarded schools, transport links and the wide range of independent shops, cafés and restaurants that Nantwich is renowned for, this property presents an excellent opportunity to acquire a well-sized home in a sought-after residential location.

Agents Note:

Ground rent - £80 / year

Service Charge - £15 / quarter

Lease remaining - 975 years

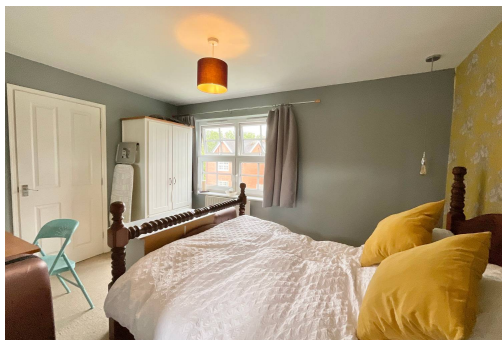


Spacious three-bed home in Kingsley Village, near Nantwich centre. Features kitchen, lounge, dining room, conservatory, garden, driveway, en-suite, and family bathroom. 975-year lease. Council Tax band: D

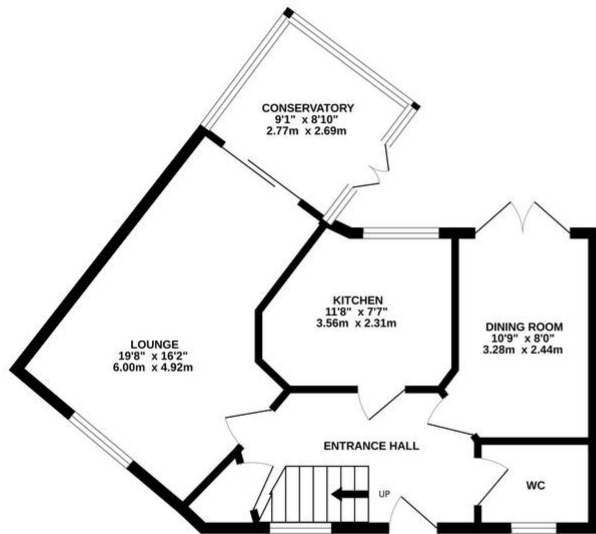
Tenure: Leasehold

EPC Energy Efficiency Rating:

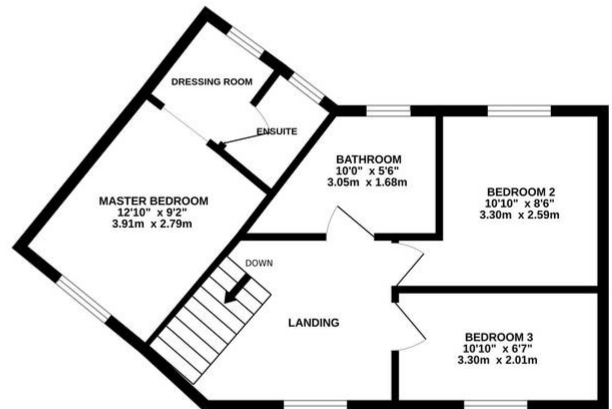
EPC Environmental Impact Rating:



GROUND FLOOR



1ST FLOOR



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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