



36 Campion Way, Henhull

£430,000 Freehold



Spacious four-bedroom detached family home arranged over three floors • Private wall-enclosed rear garden enjoying a pleasant outlook • Two en-suite shower rooms, family bathroom and separate downstairs WC • Driveway providing off-road parking for up to three vehicles • Prime Kingsbourne location close to scenic countryside walks, Kingsbourne Academy and a planned Co-op convenience store nearby • Offered for sale with no onward chain



Occupying a quiet edge-of-development position within the highly regarded Kingsbourne development in Henhull, this attractive four-bedroom detached family home enjoys a peaceful setting with open countryside on the doorstep, whilst remaining within walking distance of the historic market town of Nantwich. Offered to the market with no onward chain, the property provides spacious and versatile accommodation arranged over three floors, making it an ideal home for growing families seeking the perfect balance of modern living, tranquillity and convenience.

The accommodation begins with a welcoming entrance hall and a convenient downstairs WC. The lounge is a bright and comfortable reception room benefitting from dual windows, allowing natural light to flood the space. To the rear, the well-appointed dining kitchen is fitted with contemporary matt grey wall and base units, complemented by a double oven, four-ring gas hob, integrated dishwasher and integrated fridge/freezer. There is ample space for family dining whilst enjoying an attractive outlook over the rear garden and towards neighbouring fields. A separate utility room provides plumbing for a washing machine, additional storage and direct access to the garden.

To the first floor, the principal bedroom is a generous double room featuring a dressing area and an en-suite shower room fitted with a mains-fed shower, WC and wash hand basin. A further double bedroom is situated on this floor, together with the family bathroom comprising a bath, mains-fed shower, WC and wash hand basin.

The second floor offers two additional bedrooms, including a spacious double guest bedroom benefitting from its own en-suite shower room with mains-fed shower, WC and wash hand basin. The remaining bedroom enjoys fitted wardrobes, making it an ideal children's room, guest bedroom or home office. A useful storage cupboard completes the internal accommodation.

Externally, the property benefits from a driveway providing off-road parking for three vehicles, an EV charging point and a garage equipped with power and lighting. The enclosed rear garden is a particular feature, being wall enclosed and enjoying a good degree of privacy. Predominantly laid to lawn with a patio seating area and garden shed, it offers an excellent space for relaxing, entertaining and family life, whilst also benefitting from an attractive outlook towards neighbouring fields.

Campion Way forms part of the ever-popular Kingsbourne development, a thriving community renowned for its family-friendly atmosphere, attractive green spaces and excellent access to both town and countryside. Positioned on the edge of the development, the property enjoys a particularly peaceful location with scenic walks along the nearby Shropshire Union Canal and open countryside just moments away, whilst Nantwich's historic town centre is within walking distance, offering an excellent selection of independent boutiques, cafés, restaurants, supermarkets and everyday amenities. The development continues to evolve, with a planned Co-op convenience store set to provide added day-to-day convenience, whilst Kingsbourne Academy welcomes primary-aged children, further enhancing the area's appeal to families. **With no onward chain, generous accommodation over three floors, countryside walks on the doorstep and Nantwich town centre within easy walking distance, this is a superb opportunity to acquire a modern family home in one of the area's most sought-after residential developments.**



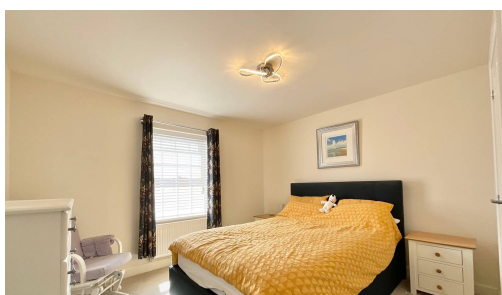
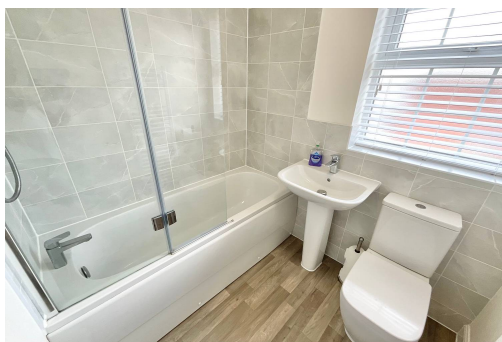
Modern four-bed detached home in Kingsbourne, Henhull. Spacious, over three floors, with garage, parking, garden, countryside views, and walking distance to Nantwich. No chain. Ideal for families.

Council Tax band: E

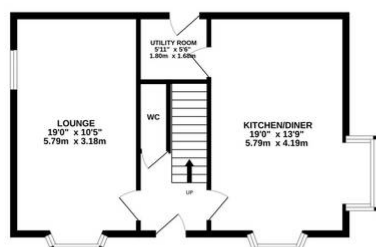
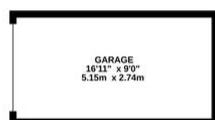
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



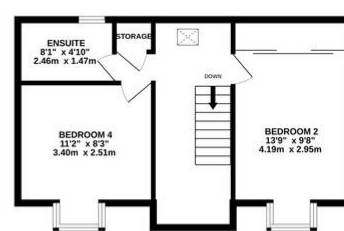
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

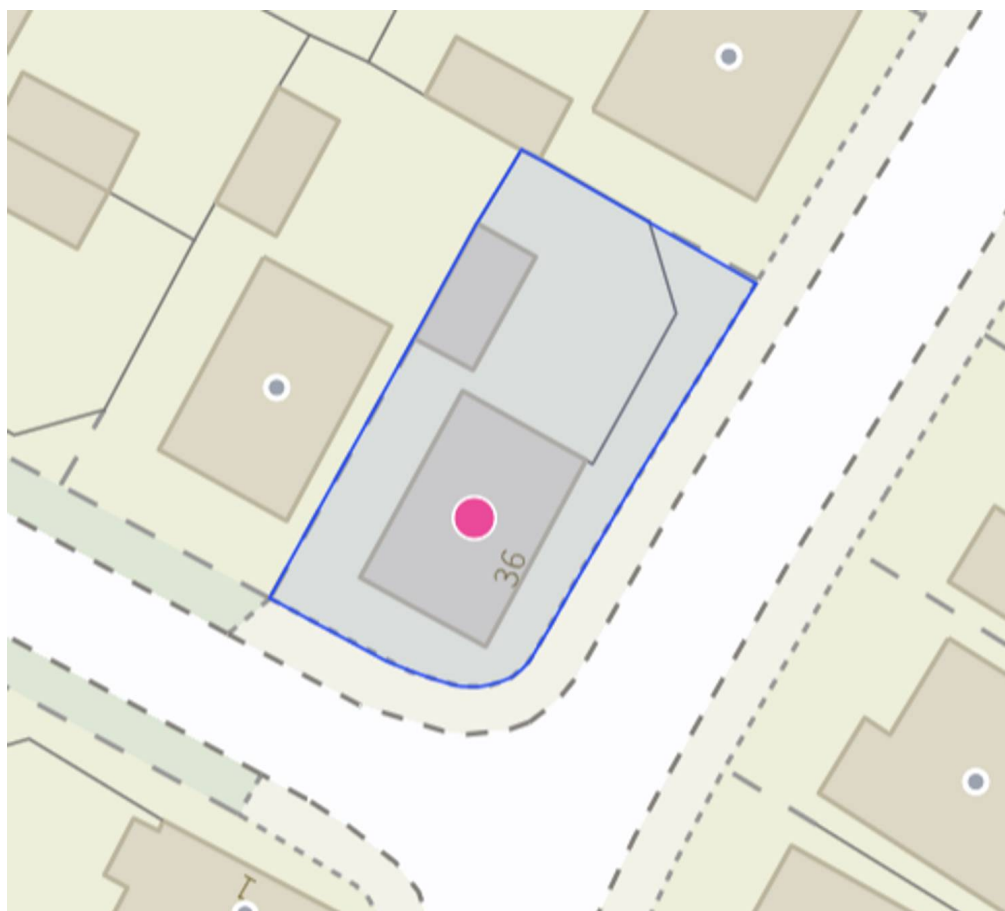


2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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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