



Helping *you* move



**Plot 26, The Nightingale, Aston Meadows,
Whitchurch Road, Aston Nantwich, CW5 8DB**

A superb new build four bedroom detached home with integral garage,
situated on an exciting new development in the village of Aston.

CONTACT OUR OFFICE FOR MORE DETAILS.

Asking Price
£374,995

Overview

- Stunning New Build Detached House
- Four Bedrooms
- Exciting New Development
- Spacious Accommodation
- Integral Garage and Driveway
- Help to Buy Available- T&C's Apply
- Contact Our Office for More Details

The downstairs of the property features a spacious living room to the front plus a fantastic contemporary socialising space at the rear, with bi-fold doors leading to the rear garden, bringing the outdoors indoors. The socialising space adjoins the modern kitchen, dining space and family area, boasting a breakfast bar plus space for a family dining table. The ground floor is completed with a utility room, storage space, cloakroom and integral garage.

A spacious landing opens up the first floor of the property, featuring four double bedrooms, one with en-suite, and a separate family bathroom.

Combining contemporary design with unrivalled luxury, Aston Meadows comprises 33 carefully designed properties, perfectly complementing the local area. The prestigious development features homes to suit every customer's needs, three and four bedrooms, across semi-detached and detached properties.

Each home is exquisitely styled, inside and out, with high-class specification, finishing and balanced use of space, with Hollins' trademark attention to detail extending to the professionally landscaped development.

Situated in the village of Aston, the development seamlessly combines a new community of striking modern property design with the peaceful rural Cheshire landscape, ideal for those wanting the best of both worlds.





LOUNGE

11' 6" x 18' 5" (3.51m x 5.61m)

KITCHEN/DINING

18' 11" x 9' 9" (5.77m x 2.97m)

FAMILY AREA

13' 0" x 9' 11" (3.96m x 3.02m)

BEDROOM ONE

11' 0" x 15' 3" (3.35m x 4.65m)

BEDROOM TWO

13' 9" x 9' 3" (4.19m x 2.82m)

BEDROOM THREE

12' 0" x 9' 3" (3.66m x 2.82m)

BEDROOM FOUR

9' 9" x 10' 6" (2.97m x 3.2m)

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES

We are advised that mains electricity, gas, water and drainage are available. LPG central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH28347 190224072021

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.