



TO LET

£1,795 Per Calendar Month

11 Warwick Gate, Nantwich, CW5 8DY

This is an excellent opportunity to rent a wonderful spacious family home in the village of Aston. The property is presented to an very high standard and briefly comprises a porch, reception hall, cloaks with W.C, dining room, living room and large open plan breakfast kitchen. There is also a utility room off the kitchen and a double garage. There are four bedrooms and three bathrooms. The property has gardens, double garage, oil heating and double glazed windows.



- **Spacious Detached Family Home**
- **Located in the Village Of Aston**
- **Hall, Cloaks with W.C, Utility**
- **Lounge, Diner, Breakfast Kitchen**
- **Four Bedrooms, 3 Bathrooms**
- **Gardens, Drive, Double Garage**



2 Reception
Room/s



4 Bedroom/s



3 Bath/ shower
room/s

A spacious 4 bedroomed property that has wonderfully well laid out accommodation for the modern family. The property is well presented throughout and has a superb open plan kitchen/breakfast/family room with French doors leading to the rear patio. The kitchen has a range style cooker, integrated dishwasher and integrated fridge freezer. The main sitting room is well portioned with a feature fireplace with inset log burning stove. French doors from here lead to the rear decked area. There is a further reception room that is currently used as a dining room that over looks the front of the property. Completing the accommodation on the ground floor is a utility room with plumbing for a washing machine and there is also a guest WC off the hall.

On the first floor there is a principle bedroom with en suite facilities and built in wardrobes, bedroom 2 with en suite facilities and 2 further double bedrooms and a family bathroom with panelled bath, separate shower enclosure, wash hand basin and W.C.

Outside & Gardens

To the front of the property, there are lawned areas either side of the driveway, ample parking for circa four vehicles. The drive continues to a double garage. To the rear there are lovely south westerly facing private gardens, a patio, a decked area and lawns that wraps around to the side of the property.

Directions & What 3 Words

From Nantwich, proceed towards Whitchurch along Shrewbridge Road (A530) past Nantwich Lake, upon reaching Aston, Warwick Gate can be found on the right hand side.

W3W- lunged.averages.replaying

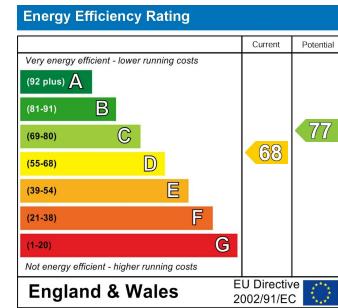
Conditions

Rent £1,795 and Deposit payable in advance.
Sorry No smokers

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

Energy Performance Ratings



Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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