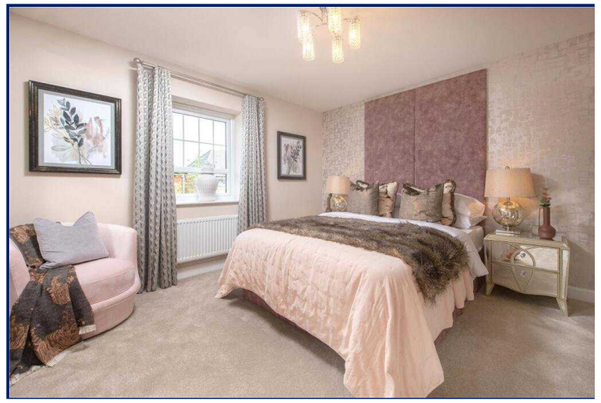
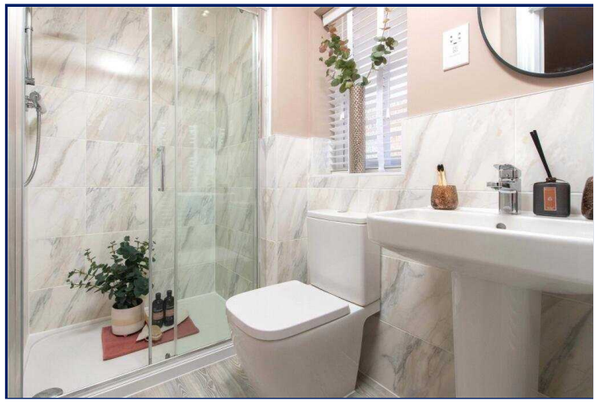
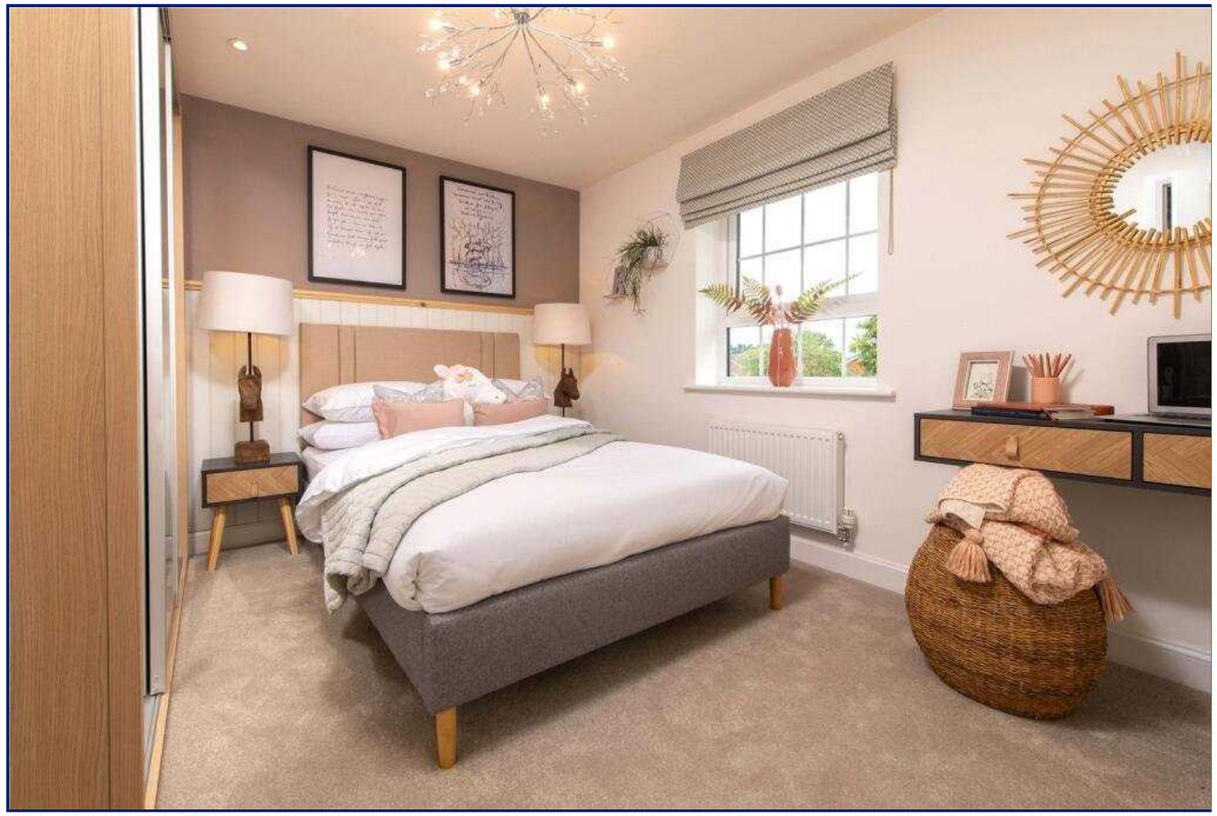
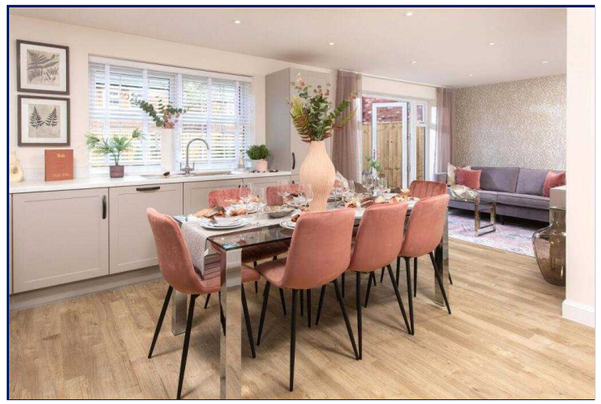
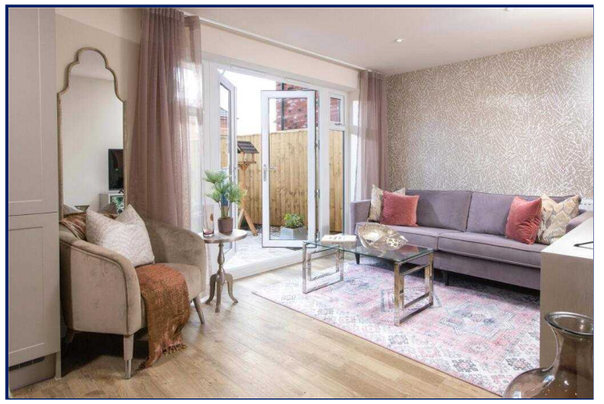


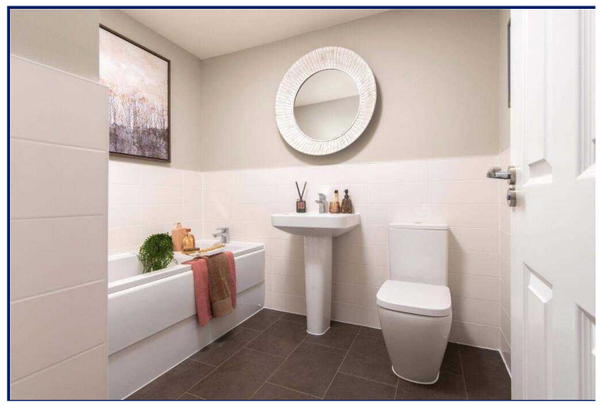


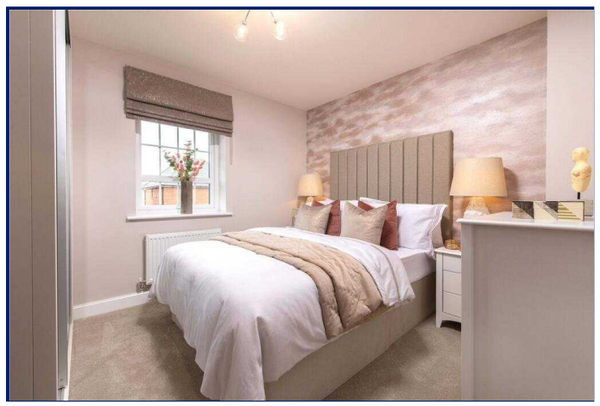












Perch Avenue, Stapeley, Nantwich,
Cheshire East, CW5

Asking Price: £469,995
Freehold

Reeds Rains

reedsrains.co.uk

Perch Avenue, Stapeley, Nantwich, Cheshire East, CW5

Asking Price: £469,995 Freehold

Council Tax Band: NA
EPC Rating: TBC

The Winterton Elegant Four-Bedroom Detached Home, Stapeley, Nantwich

Located in the highly desirable area of Stapeley, Nantwich, this beautifully presented four-bedroom detached home offers the perfect balance of style, space, and modern convenience—ideal for families and professionals alike.

At the heart of the home is a stunning open-plan kitchen, thoughtfully designed with dining and family areas to create a versatile and sociable living space. French doors open directly onto the garden, allowing natural light to flood in and providing seamless indoor-outdoor living. A separate utility room adds practicality, while the attractive bay fronted lounge offers and inviting setting to relax.

Upstairs, the property continues to impress with four generously sized double bedrooms, providing flexible accommodation for growing families or those working from home. The principal bedroom benefits from a private en suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the home is complemented by a single garage and private driveway, offering ample parking and additional storage.

Ideally positioned, the property is within close proximity to Ofsted ‘Outstanding’ schools and within walking distance of Nantwich train station, providing excellent commuter links to Crewe, Manchester, and beyond.

Anticipated to be ready for occupation by September, this exceptional home presents a fantastic opportunity to secure a high-quality property in a sought after location.

Reception Hall

WC
3'11" x 5'3" (1.2m x 1.6m)

Living Room
18'5" x 10'9" (5.61m x 3.28m)

Kitchen Dining Room
24' x 15'2" (7.32m x 4.62m)

Utility Room
6'11" x 6'1" (2.1m x 1.85m)

Bedroom One
13' x 10'2" (3.96m x 3.1m)

Ensuite Bathroom
6'10" x4'10" (2.08m x1.47m)

Bedroom Two
11'11" x 10'11" (3.63m x 3.33m)

Bedroom Three
13' x 9'3" (3.96m x 2.82m)

Bedroom Four
10'7" x 11'2" (3.23m x 3.4m)

Bathroom
6'11" x 5'10" (2.1m x 1.78m)

Buyers Note
Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.
Reeds Rains Nantwich

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk