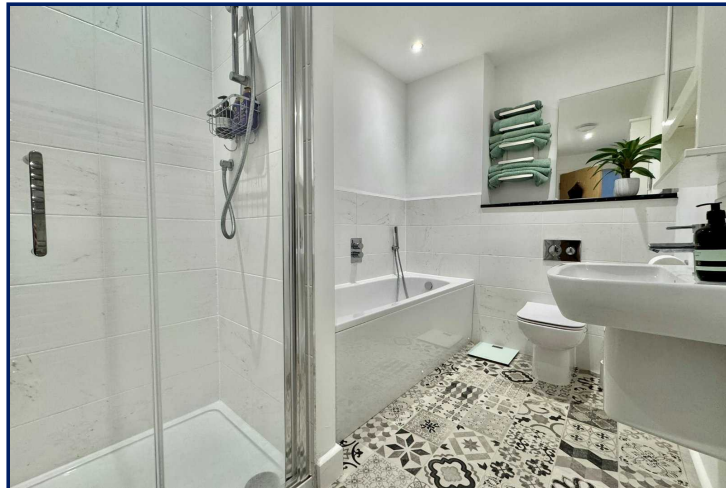




Silverbirch Grove, Aston, Nantwich,
Cheshire, CW5

 Reeds Rains

Asking Price: £495,000
Freehold

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Silverbirch Grove, Aston, Nantwich, Cheshire, CW5
Asking Price: £495,000 Freehold

Council Tax Band: E
EPC Rating: C

Occupying a desirable position within a small, exclusive development in Aston, with country views to the front, this beautifully presented detached family home, built circa 2024, combines contemporary design with generous living space and a particularly appealing village setting. Virtually brand new, with initial snagging issues resolved, it offers the reassurance of modern construction without the inconvenience of an unfinished new-build experience.

Set back from the main road in a cul-de-sac, the property has an attractive frontage, with a lawned garden, double driveway and detached double garage. Inside, the entrance hall leads to a cloakroom and an impressive 21ft living room, providing ample space for relaxation. The outstanding 25ft kitchen and family room forms the heart of the home, with bi-fold doors opening onto the rear garden and creating an easy connection between indoor and outdoor living. The well equipped kitchen includes an oven, induction hob, fridge, freezer and dishwasher, complemented by a separate utility room.

Upstairs, four double bedrooms provide flexible accommodation for families, guests or home working. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms. To the rear, a good-sized garden combines a patio for outdoor dining with a lawn for recreation.

Aston offers an attractive balance of rural surroundings and everyday convenience, with Nantwich town centre within easy reach. Longmans Farm Shop and Café provides locally sourced produce and informal dining, while the highly regarded Bhurporte Inn and NO 18 Coffee Shop adds to the area's appeal. Nearby countryside walks offer welcome opportunities to enjoy the Cheshire landscape.

Reception Hall

Cloakroom

Living Room
21'6" x 11'4" (6.55m x 3.45m)

Kitchen Family Room
25'8" x 11'6" (7.82m x 3.5m)

Utility Room
7'4" x 6'2" (2.24m x 1.88m)

Landing

Bedroom One
11'6" x 11'6" (3.5m x 3.5m)

Ensuite Bathroom

Bedroom Two
11'8" x 9'10" (3.56m x 3m)

Bedroom Three
11'8" x 9'2" (3.56m x 2.8m)

Bedroom Four
11'6" x 9'10" (3.5m x 3m)

Bathroom

Detached Double Garage

Gardens

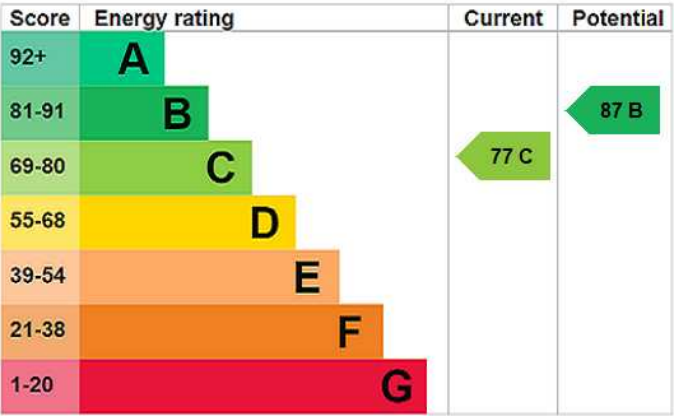
Buyers Note
Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum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

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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.