



7 Westfields Rise

CW3 9SY

£525,000



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STEPHENSON BROWNE

Nestled in the tranquil cul-de-sac of Westfields Rise, Woore, this elegant detached family home offers a perfect blend of comfort and sophistication. Set on a generous plot, the property boasts stunning open aspect views at the end of the cul-de-sac, making it a highly sought-after location for families seeking peace and privacy.

Upon entering, you are greeted by a spacious entrance hallway that leads to a huge lounge, adorned with oak French doors that seamlessly connect to the dining room, creating an ideal space for entertaining. The bespoke high specification fitted kitchen features integrated appliances such as a dishwasher, fridge freezer, double oven, microwave, electric hob, and extractor fan, all complemented by tiled underfloor heating. A separate utility room, study and downstairs cloakroom/W.C add to the practicality of this fabulous home.

The extended garden room, which spans the rear aspect of the property, is a true highlight. With a stunning feature window overlooking the landscaped rear garden, this space is perfect for relaxation and family gatherings, also benefiting from underfloor heating for year-round comfort.

This home comprises five generous bedrooms, most of which include fitted wardrobes, providing ample storage. The master bedroom features an ensuite shower room, while the family bathroom boasts a luxurious three-piece suite, complete with a jacuzzi bath and shower over.

Outside, the property offers an extended driveway suitable for multiple vehicles, alongside a double garage with electric doors for added convenience. The beautifully landscaped rear garden is a delightful retreat, featuring mature planters, shrubbery, and an Indian stone patio area, perfect for outdoor entertaining or simply enjoying the serene surroundings.

This remarkable property is an exceptional opportunity for those seeking a spacious family home in a desirable location.

Council Borough: Shropshire Council
Council Tax Band: E
Tenure: Freehold



Ground Floor

Porch

Hallway

Downstairs WC

Lounge

18'2" x 13'8"

Dining Room

13'0" x 9'8"

Kitchen

12'11" x 11'6"

Study

9'9" x 8'3"

Utility Room

8'3" x 7'9"

Garden Room

26'5" x 9'9"

Garage

18'2" x 18'1"

First Floor

Landing

Main Bedroom

18'3" x 10'0"

Ensuite

8'2" x 5'9"

Dressing/Bedroom Two

13'8" x 13'1"

Bedroom Three

11'7" x 11'7"

Bedroom Four

12'0" x 8'8"

Bedroom Five

8'11" x 8'6"

Airing Cupboard

Bathroom

8'9" x 7'10"



- High Specification Detached Residence Totalling 2,300 sq.ft
- Five Double Bedrooms with ensuite to master bedroom
- Three Piece Family Bathroom Suite with underfloor heating
- Bespoke Fitted Kitchen with underfloor heating
- Large Lounge & Separate Dining Room
- Study, Downstairs W.C & Cloaks Room
- Large Garden Room with underfloor heating
- Double Garage with Electric Doors & Extended Driveway
- Landscaped Garden
- Desirable Cul -De -Sac Location





Floor Plan

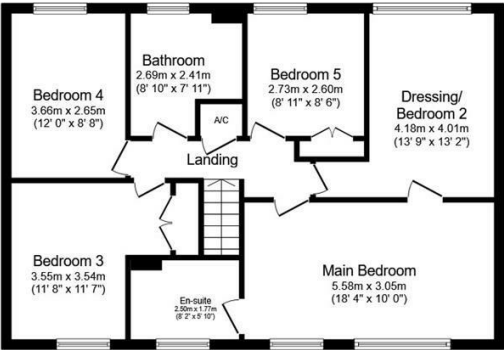


Ground Floor

Floor area 136.1 m² (1,465 sq.ft.) approx

Total floor area 213.6 m² (2,300 sq.ft.) approx

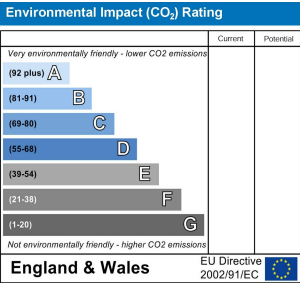
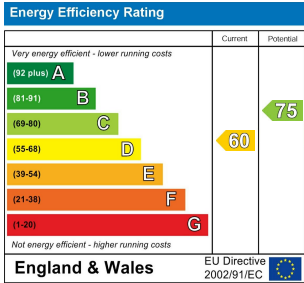
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



First Floor

Floor area 77.6 m² (835 sq.ft.) approx

Area Map



Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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