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### Energy performance certificate (EPC)

Address: 44, Blackberry Gardens, Crewe, Cheshire, CW4 8FU	Energy rating: <b>B</b>	Valid until: 21 May 2027
Property type: Detached house	Total floor area: 212 square metres	Certificate number: 8813-7935-5540-8177-7922

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#) (this link leads to gov.uk) or [view the regulations](#) (this link leads to gov.uk).

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

The graph shows the property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/8813-7935-5540-8177-7922>



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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**44 Blackberry Gardens**  
Goostrey, Crewe, Cheshire CW4 8FU

**Selling Price: £795,000**

- BEAUTIFULLY PRESENTED EXECUTIVE DETACHED FAMILY HOME
- EXPANSIVE OPEN PLAN LIVING DINING KITCHEN
- GENEROUS LOUNGE
- STUDY & FAMILY ROOM
- 5 BEDROOMS / 3 BATHROOMS
- DRIVEWAY & LARGE INTEGRAL DOUBLE GARAGE
- WELL ESTABLISHED REAR GARDEN
- SOUGHT AFTER EXCLUSIVE DEVELOPMENT IN THE CHARMING VILLAGE OF GOOSTREY



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Welcome to 44 Blackberry Gardens, a beautifully presented five-bedroom detached family home, perfectly situated within a sought-after exclusive development in the charming village of Goostrey.

This executive residence showcases extensive builder-fitted upgrades and is surrounded by impressive, enclosed gardens, offering both privacy and tranquillity.

The property benefits from a private driveway and a large integral double garage, providing ample parking and storage.

Upon entering, you are greeted to a spacious hallway, elegantly finished with ceramic floor tiling flooring, which extends through much of the ground floor. The hall features the staircase with a natural oak hand rail and useful understairs storage. A door opens into the generous lounge, where feature french doors open onto a secluded patio, ideal for outdoor entertaining. At the heart of the home is the expansive open-plan living dining kitchen; a true chef's delight, fitted with Symphony dark grey gloss units, complemented by white 'glitter-stone' quartz countertops, and a matching central island. High-end appliances and thoughtful design ensure this kitchen is as functional as it is beautiful. French doors offer direct access to the main enclosed garden, complete with extensive lawns. The ground floor also features a substantial study, a superb sized family room, as well as a cloakroom and a generous utility. The first floor is equally impressive, with a fabulous galleried landing delivering you to each of the FIVE double bedrooms. The master suite is huge, a haven of comfort, featuring bespoke wall-to-wall mirror-fronted slide-ropes and a spacious en-suite bathroom. A guest suite with fitted mirrored wardrobes and its own en-suite shower room ensures comfort and privacy for visitors. Bedrooms 3 and 4 are also generously proportioned and share a well-appointed family bathroom. Bedroom 5 is currently arranged as a dressing room and yes is equally a decent sized double.



Externally, the main rear gardens are well established, offering a variety of outdoor spaces, including seating areas and extensive lawns. The property is completed by an integral double garage and a private driveway, ensuring ample parking for residents and guests.

Nestled in the peaceful and desirable village of Goostrey, 44 Blackberry Gardens enjoys a prime location with woodland views, yet remains within easy reach of the amenities of Knutsford and Holmes Chapel. Excellent transport links, including a nearby railway station on the Manchester-Crewe line, make commuting straightforward, while the area is served by both outstanding state and private schools, including The Grange, Terra Nova, and Kings School.

This meticulously maintained home offers luxury living in a tranquil setting, making it the perfect choice for discerning buyers seeking a blend of elegance, comfort, and convenience.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Composite entrance door with glazed centre panel.

**HALL** 12' 8" x 8' 1" (3.86m x 2.46m) : Low voltage downlighters inset. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Understairs store cupboard. Stairs to first floor.

**FAMILY ROOM** 15' 3" x 11' 8" (4.64m x 3.55m) : Dual aspect PVCu double glazed windows. Low voltage downlighters inset. Two single panel central heating radiators. 13 Amp power points. Luxury oak effect Karndean style floor. Door to inner hall. Ceramic tiled floor.

**STUDY** 10' 5" x 10' 4" (3.17m x 3.15m) : PVCu double glazed bay window to front aspect. Fitted office furniture comprising: modern light oak effect surfaces and fitted filing cabinets. Double panel central heating radiator. 13 Amp power points. Grey oak effect floor.

**LOUNGE** 18' 8" x 10' 5" (5.69m x 3.17m) : Two PVCu double glazed windows to side aspect. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. PVCu double glazed french doors to rear garden.



**L SHAPED LIVING DINING KITCHEN** 20' 4" x 18' 5" (6.19m x 5.61m) maximum :

**KITCHEN AREA** : PVCu double glazed window to rear aspect. Coving to ceiling. Extensive range of hi-gloss eye level and base units in dark grey with quartz preparation surfaces over with one and a half sink unit inset. Built-in Siemens induction hob with matching stainless steel and glass extractor hood over. Built-in Siemens double electric oven and grill. Integrated fridge freezer and dishwasher. Central island with quartz preparation surfaces over with storage below and breakfast bar with seating for two. Ceramic tiled floor.

**LIVING DINING AREA** : Single and double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. PVCu double glazed french doors to rear garden. Oak panelled and glazed french door to lounge.

**UTILITY** 7' 5" x 5' 6" (2.26m x 1.68m) : Coving to ceiling. Single panel central heating radiator. Hi-gloss eye level and base units in dark grey with quartz preparation surfaces over with sink unit inset. Space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. Cupboard housing Potterton gas central heating boiler. Composite panelled door to side.

**CLOAKROOM** : PVCu double glazed window to side aspect. White suite comprising: low level W.C. and wash hand basin with chrome mixer tap. Chrome centrally heated towel radiator. Coving to ceiling. Low voltage downlighters inset. Textured tiled walls to half height. Ceramic tiled floor.

**GALLERIED LANDING** : Oak hand rail with stringers. Single panel central heating radiator. 13 Amp power points. PVCu double glazed window to front aspect. Access to roof space. Deep recessed linen cupboard.

**BEDROOM 1 FRONT** 18' 3" x 15' 0" (5.56m x 4.57m) plus door recess : Two dormer style PVCu double glazed windows to front aspect. Extensive range of fitted wardrobes to one wall with mirrored sliding doors. Two double panel central heating radiators. 13 Amp power points.

**EN SUITE** 9' 2" x 7' 5" (2.79m x 2.26m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level W.C., wash hand basin, bath and large shower cubicle housing a mains fed shower. Shaver point. Chrome centrally heated towel radiator. Tiled walls to half height.

**BEDROOM 2 FRONT** 15' 1" x 10' 10" (4.59m x 3.30m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe with mirrored sliding doors.

**EN SUITE** 5' 6" x 5' 2" (1.68m x 1.57m) : PVCu double glazed window to side aspect. White suite comprising: low level W.C., wash hand basin



and shower cubicle with glass sliding door housing a mains fed shower. Shaver point. Chrome centrally heated towel radiator. Textured tiles to splashbacks.

**BEDROOM 3 REAR** 16' 0" x 10' 11" (4.87m x 3.32m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR** 11' 2" x 10' 10" (3.40m x 3.30m) plus door recess : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 5 REAR** 9' 8" x 8' 5" (2.94m x 2.56m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 8' 6" x 7' 5" (2.59m x 2.26m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with bath/shower mixer and large walk-in shower cubicle with mains fed shower with glass sliding door. Textured tiling to splashbacks. Chrome centrally heated towel radiator.

**INTEGRAL DOUBLE GARAGE** 18' 4" x 18' 3" (5.58m x 5.56m) internal measurements : Two up and over doors. Power and light. Personal door.

**ENCLOSED AMENITY AREA** : Ideal as a dog run and/or to store waste bins. Gate to rear garden.

**OUTSIDE** :

**FRONT** : Private driveway terminating at a large integral double garage, providing ample parking and storage.

**REAR** : Adjacent to the rear is an enclosed paved terrace beyond which are good sized gardens, mainly laid to lawn with deep flower borders, all encompassed with timber fencing. Cold water tap. Gated access to the front.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**. No third party photographs or video to be taken of the property.

**TAX BAND**: G **LOCAL AUTHORITY**: Cheshire West & Chester Council

**DIRECTIONS**: SATNAV: CW4 8FU

