



Humphreys
ESTATES & LETTINGS

28 Crawford Close, Saighton
£750,000

28 Crawford Close

Saughton, Chester

An outstanding executive residence offering good proportions throughout, occupying a prime corner plot within the sought-after Crawford Close. This impressive family home showcases five generous double bedrooms, two with en-suites, and multiple reception rooms including a stunning open-plan kitchen/dining/living space. The property benefits from a detached double garage with EV charging, rear garden, and enjoys a favourable plot position within this modern development.

A welcoming hallway with spindled staircase leads to multiple reception rooms, including a spacious living room with garden access. The home office doubles as a TV lounge, while the dining room features an attractive large bay window. The open-plan kitchen/dining/living area epitomises modern family life, with granite worktops and French doors to the garden. A practical laundry room and WC complete the ground floor.

A grand galleried landing leads to five generously-sized double bedrooms, showcasing the home's exceptional proportions throughout. The impressively spacious principal bedroom benefits from extensive built-in wardrobes and well-appointed en-suite shower room. The guest bedroom mirrors this specification with its own fitted storage and en-suite facilities. Three further substantial double bedrooms are served by a refined family bathroom, featuring a three-piece suite with shower over bath.



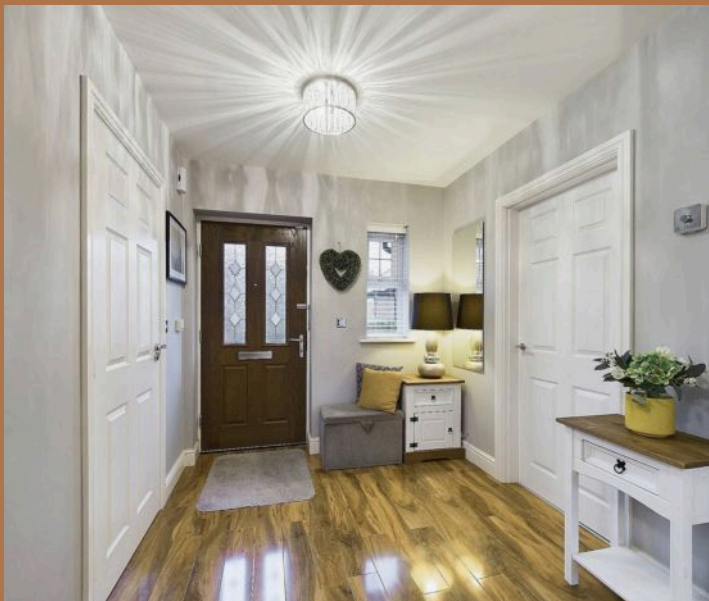


28 Crawford Close

Saighton, Chester

Occupying a prime corner plot in this quiet cul-de-sac, this substantial detached home boasts a double-width driveway with EV charging port and detached double garage. A paved pathway with bordered gardens leads to the entrance, with gated side access to the rear garden. The enclosed garden features a lawn, paved patio terrace ideal for entertaining and al fresco dining, with space for a hot tub and timber-edged borders filled with shrubbery.

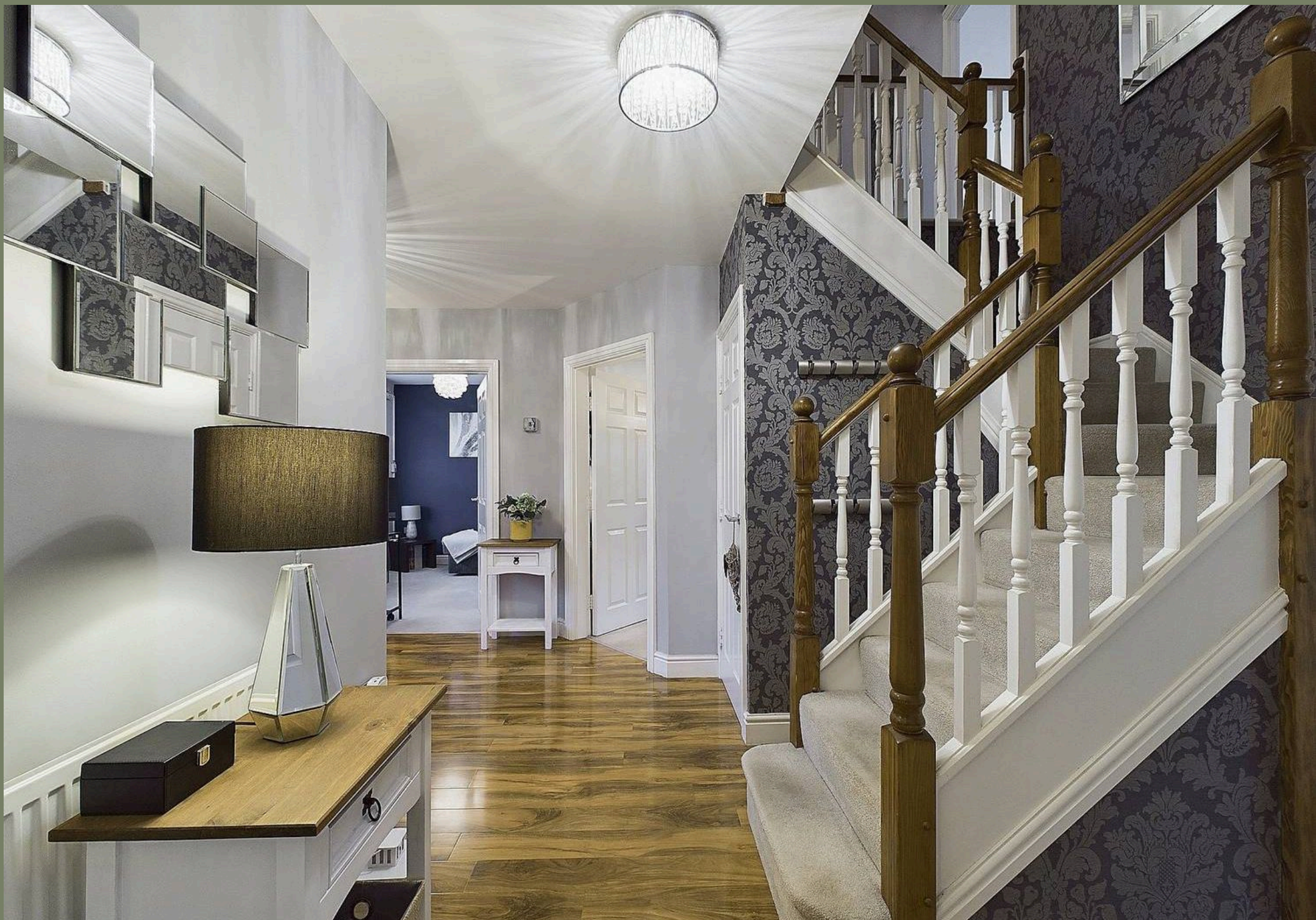
Crawford Close is a sought-after address within this vastly popular modern estate of homes in Saughton. The development is situated on the edge of open countryside yet is extremely well positioned for easy connections to Chester city centre, the A55 bypass, and motorway networks. The nearby areas of Huntington and Boughton offer extensive amenities, while the Rake and Pikel pub is within walking distance.

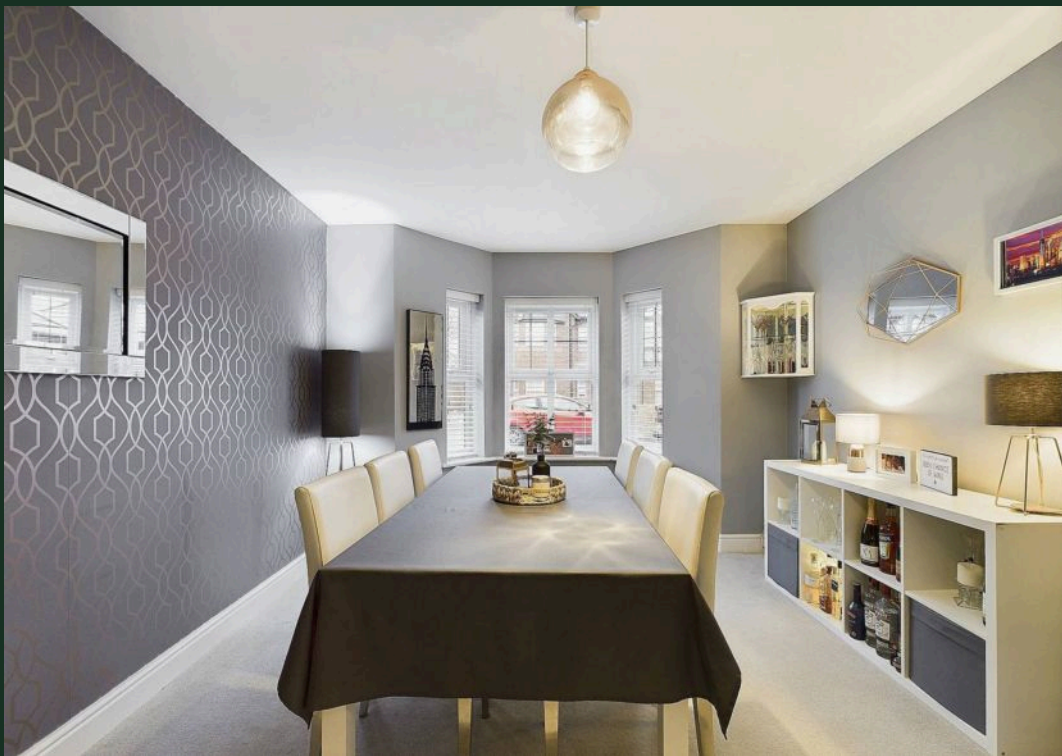


- Family-sized modern residence
- Sought-after development offering excellent access to major transport connections
- Multiple reception rooms for spacious living
- Five double bedrooms & three washrooms
- Gardens, double driveway & double garage
- Connected to all mains services
- Council Tax band: G
- Tenure: Leasehold
- EPC Energy Efficiency Rating: B















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2379.26 ft²

221.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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