







31 Chapel Croft

Chelford

A lovely home offering well-proportioned, family-friendly accommodation across two floors, spanning over 1,500 square feet. The ground floor opens with a welcoming entrance hall, featuring understairs storage and a downstairs WC. From here, access is granted to the primary living areas. The generous lounge flows into the dining room, which in turn leads to a large conservatory at the rear, overlooking the garden. The breakfast kitchen is fitted with modern units and integrated appliances, providing ample space for a small dining table and direct access to the utility room.

Upstairs, the first floor boasts four spacious double bedrooms. The principal bedroom features built-in wardrobes and an en-suite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom, complete with a three-piece suite and an airing cupboard.

Externally, the property enjoys a well-maintained frontage with a formal lawn and a driveway offering parking for two cars. The superb rear garden provides excellent privacy, with a large lawn and an attractive patio area—ideal for outdoor entertaining. Completing the home is an integral garage, accessed via an electric door.

Council Tax band: F

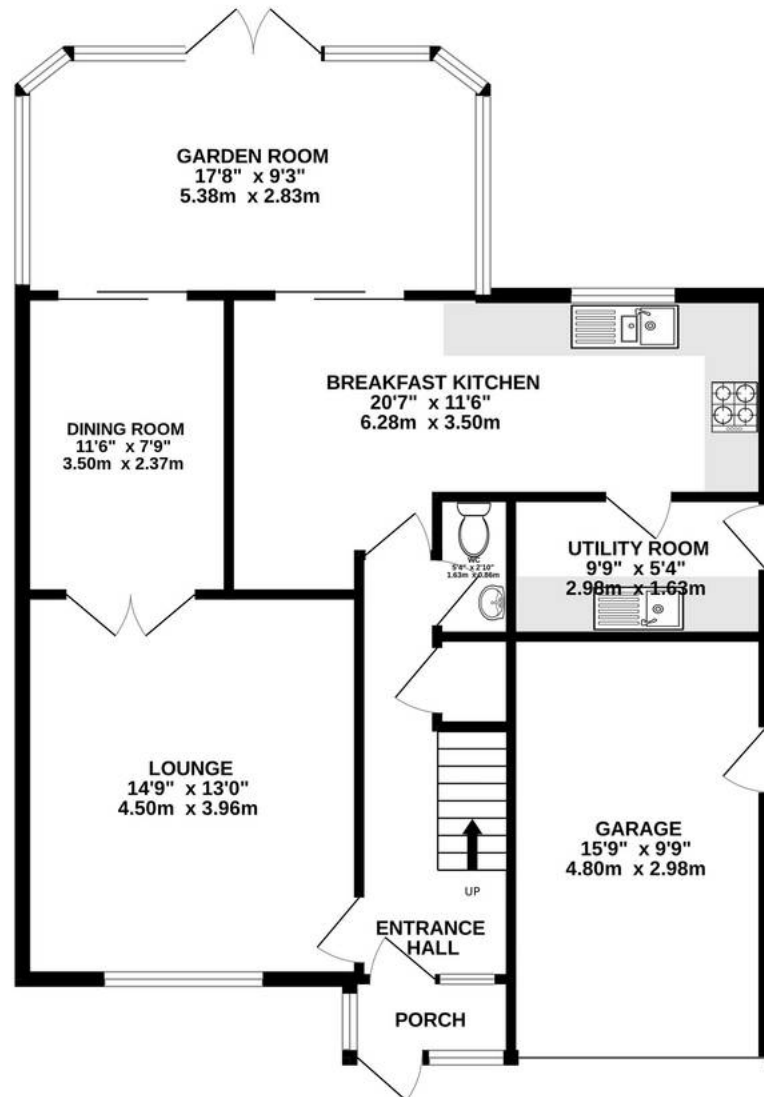
Tenure: Freehold

EPC Energy Efficiency Rating: D

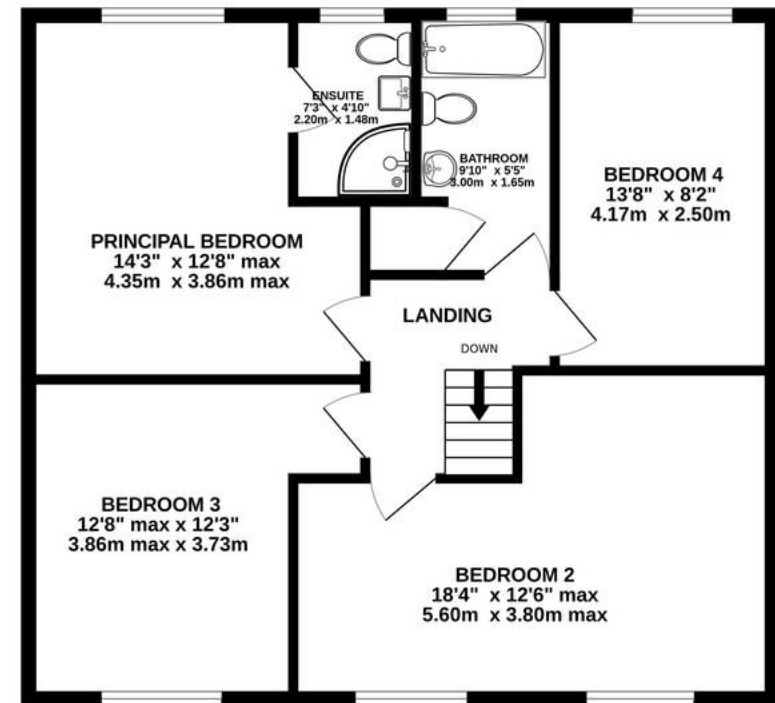
- Superb detached family home
- Four double bedrooms and two bathrooms
- Utility room, downstairs WC and garage
- Three reception rooms plus good sized kitchen - great potential for open plan living
- Excellent train links and local amenities within a short walk
- Private rear garden ideal for a growing family



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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