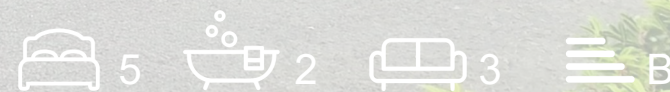


Lewis  
King



Leaman Road, Crewe, CW1 5AD

£495,000









# Leaman Road

Crewe, CW1 5AD

- Largest plot on estate
- Detached single garage + plentiful parking
- Two bathrooms plus WC
- Council Tax Band F
- Spacious 5?bedroom detached home
- Dual-zone heating system
- Open-plan kitchen/diner/family room
- Freehold Home

If you've been searching for a family home with room to grow, entertain, work, play, and then some – then this might just be the one! Set on a corner plot which happens to be the largest on popular Hazelmere Estate this standout five-bedroom detached home, built in 2019 by Bovis Homes, offers a brilliant blend of generous living space and thoughtful modern touches in a family-friendly location.

Step inside and you're greeted by a bright, airy lounge – perfect for movie nights or lazy Sunday afternoons. The real heart of the home is the open-plan kitchen/dining/family room at the rear of the property, ideal for everything from quick breakfasts to big family dinners. The kitchen comes fully equipped with integrated fridge, freezer, oven, 5 ring gas hob, and dishwasher, so you're ready to cook from day one.

Need a spot to work from home or a space for the kids to play? The study/playroom is wired with Cat 5 internet, giving you fast and reliable connectivity for Zoom calls or gaming marathons, and a handy WC which doubles as a utility room completes the downstairs accommodation

Upstairs, you'll find five generously sized bedrooms with all but the fifth capable of accommodating a double bed, offering plenty of room for growing families, guests, or even a hobby or two. The master bedroom includes a range of built-in wardrobes and a sleek en-suite shower room, and the rest of the family can enjoy a modern three-piece main bathroom.

Outside, the perks continue. Sitting proudly on a corner plot opposite an open area ensuring a sense of openness surrounding the property, there's a detached single garage, plentiful parking, and a large garden that's perfect for summer barbecues, trampolines, or a bit of peace and quiet. There's even a dual-zone heating system, so you can keep everyone happy (and toasty) all year round.

With loads of space, thoughtful design, and high-spec finishes, this is a home that's ready for you to move into and make memories.

£495,000



## Ground Floor

**Lounge** 12'5" x 19'0" (3.8 x 5.8)

**Kitchen/Family Room** 26'2" x 11'9" (8 x 3.6)

**Study/Playroom** 6'10" x 8'2" (2.1 x 2.5)

**WC & Utility Room** 6'10" x 6'10" (2.1 x 2.1)

## First Floor

**Bedroom One** 12'5" x 17'0" (widest points) (3.8 x 5.2 (widest points))

**Ensuite** 4'11" x 6'10" (1.5 x 2.1)

**Bedroom Two** 13'5" x 13'9" (widest points) (4.1 x 4.2 (widest points))

**Bedroom Three** 8'6" x 11'9" (2.6 x 3.6)

**Bedroom Four** 9'10" x 9'10" (3 x 3)

**Bedroom Five** 7'2" x 9'10" (2.2 x 3)

**Bathroom**



6'2" x 6'10" (1.9 x 2.1)



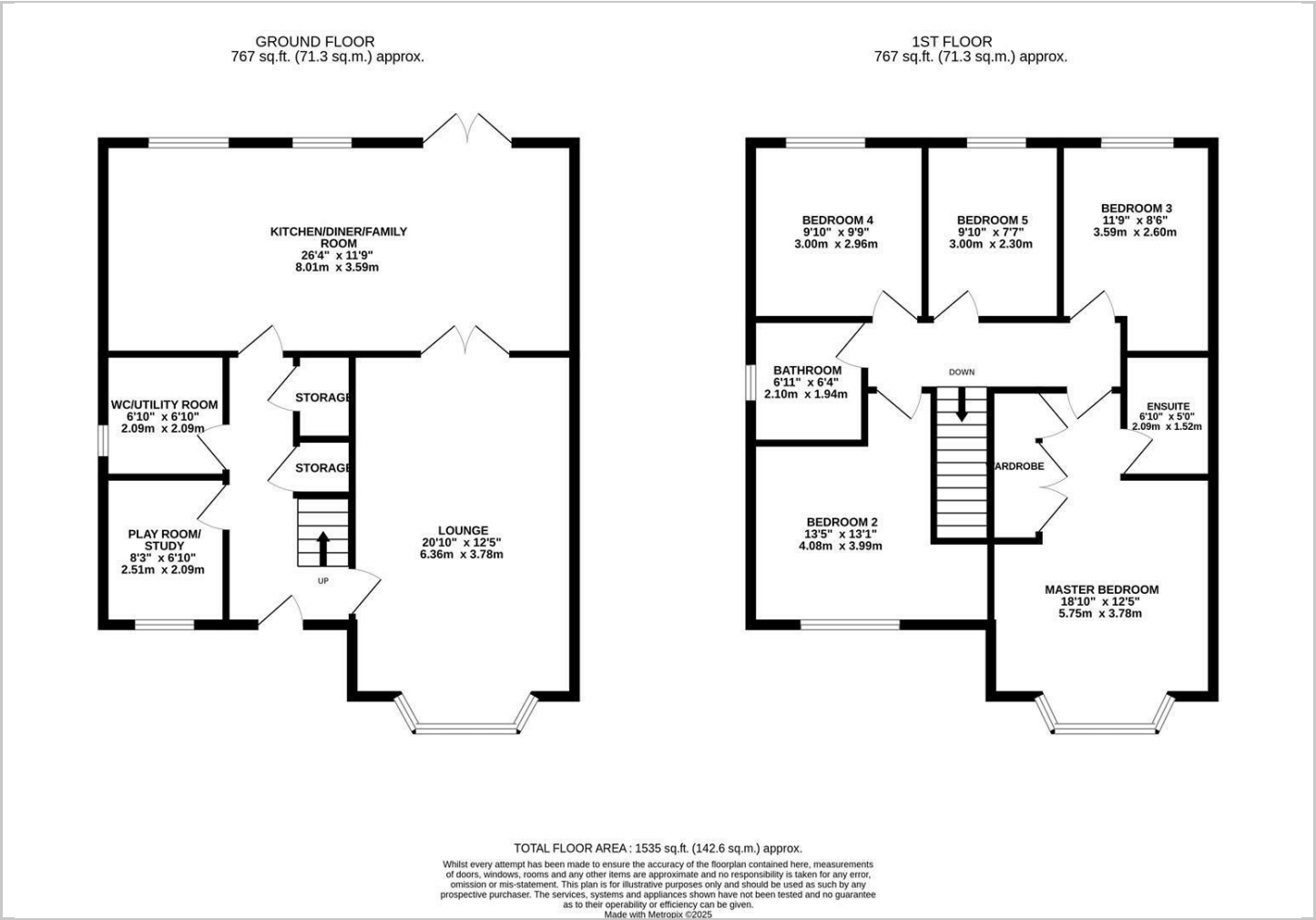
Directions







Floor Plans

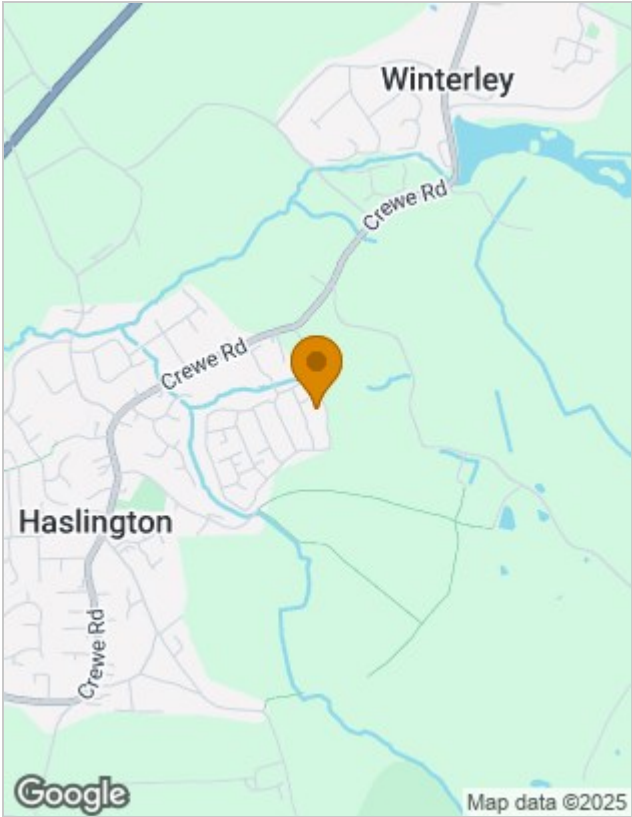


Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

