



## MERESIDE CLOSE, CW1

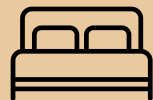
### A Beautiful Collection of Homes in an Exclusive Gated Community

A collection of just nine executive homes form the exclusive gated community of Mereside Close.

Ranging from 3 to 4 beds, every property is unique with outstanding specification and incredible attention to detail throughout.

Must be viewed to be fully appreciated.

3 - 4



2 - 3



## INDIVIDUALLY DESIGNED

Enter the gated community through electrically controlled gates, onto a private block paved driveway leading to each of the homes' personal driveways providing parking for at least 2 or 3 cars, as well as a large garage designed to comfortably fit an SUV.

Illuminated lighting throughout the development gives additional security. Fully planted gardens and quality fencing make you feel welcome in this luxurious estate.

Each home in the estate has been individually designed to offer a unique feel, with block paving down the side of each property and patio areas for entertaining at the rear.

Choose from four home layouts and sizes, each customised with unique finishes.



## HIGH QUALITY FINISH

Each house has been built with exceptional quality and attention to detail.



Starting with Residence 9 windows, which offer the charm and character of real wood, with superior insulation properties and energy efficiency.

Manufactured from naturally low-maintenance uPVC material, which not only prevents warping, but also cuts out maintenance work of sanding and painting.

Every element of each home has been carefully chosen and comes with a 10 year ABC structural warranty.



## MODERN FINISH

Aluminium downpipes on each home add luxury and practicality to these homes with incredible durability and impact resistance. Keeping your downpipes intact and functional even in harsh weather conditions or accidents. Plus, their non-corrosive properties make them perfect for areas with strong sunlight or high temperatures.

The properties on the estate feature a mix of integrated and detached garages, all large enough to comfortably fit an SUV. All garages are equipped with electric powered up and over door to the front. Each garage is connected to electric points to make EV charger installation quicker and easier.

Patio's and surrounding pathways are all brick-layed and selectively placed for maximum privacy, with lighting around the exterior exactly where you need it, you can enjoy the outside space straight away.





This selection of beautiful and stylish homes will bring you confidence that they can be enjoyed by future generations too.

Clay tiled roofs add a touch of elegance to the exterior, whilst being incredibly durable and easy to maintain. Known for their ability to withstand various threats such as fire, wind, sun, snow and hail, they'll help keep your home protected from even the harshest elements.

Their excellent insulation properties will also help keep your home cool during hot weather and warm during cold weather. With proper installation and maintenance, they can last for 100 years or more.

Composite panelled entrances lead into spacious entrance halls with inset spotlights, Italian Berratzi tiled floors with high grade tolerance, making them very durable for coming and going.

Underfloor heating throughout the ground floors offers extra comfort and cosy toes.



## ATTENTION TO DETAIL CONTINUES

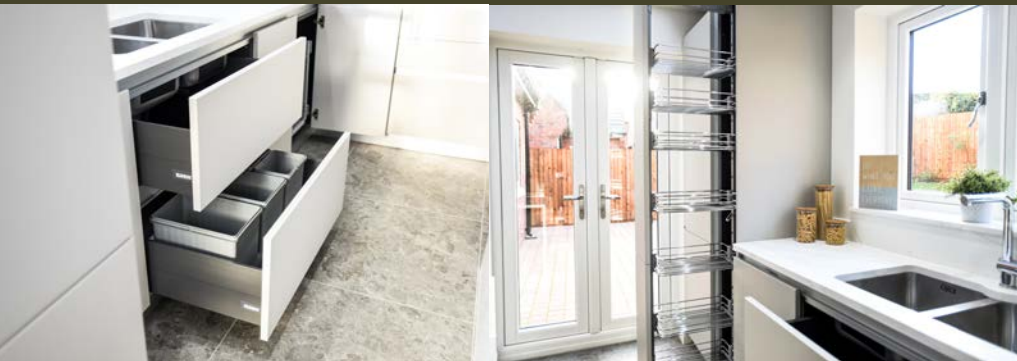
The interiors of the houses are designed with utmost attention to detail, showcasing more contemporary, yet timeless, features.

Ground floors are kept cosy with underfloor heating throughout, offering great energy efficiency and more flexible wall spaces.

Velux windows are fitted with rain sensors, so you don't need to worry about checking the weather, giving you one less thing to think about in your busy schedule.

Kitchens are fitted with only the best from Italian designer Scavolini, combining authentic Italian designs, meticulous craftsmanship with ultra premium materials.

Stylish SMEG appliances finish off the space, leaving you with fully equipped kitchens that have surely been designed to inspire the chef within you.









## RELAX AND WIND DOWN

Retreat and unwind in the bright and airy bedrooms. The beautifully designed rooms combine luxury, comfort and convenience to create a refreshing and relaxing ambience.



Each Master Bedroom comes with an adjoining ensuite bathroom. Continuing the luxurious and relaxing feel, each bathroom comes fitted with breathtaking cristalplant sinks, made from natural pigments and resins, they are known for their resemblance to natural stone, unique for their soft-touch effect.



The luxurious custom fitted Italian wardrobes carry the elegant features found around the home, into the bedroom whilst offering practical storage space. Ideal for keeping the room neat and tidy, and continuing the warm, welcoming and calming atmosphere.

## LIVING IN CREWE

Crewe, once home to Rolls Royce and now Bentley is best known as the rail gateway for North West England.



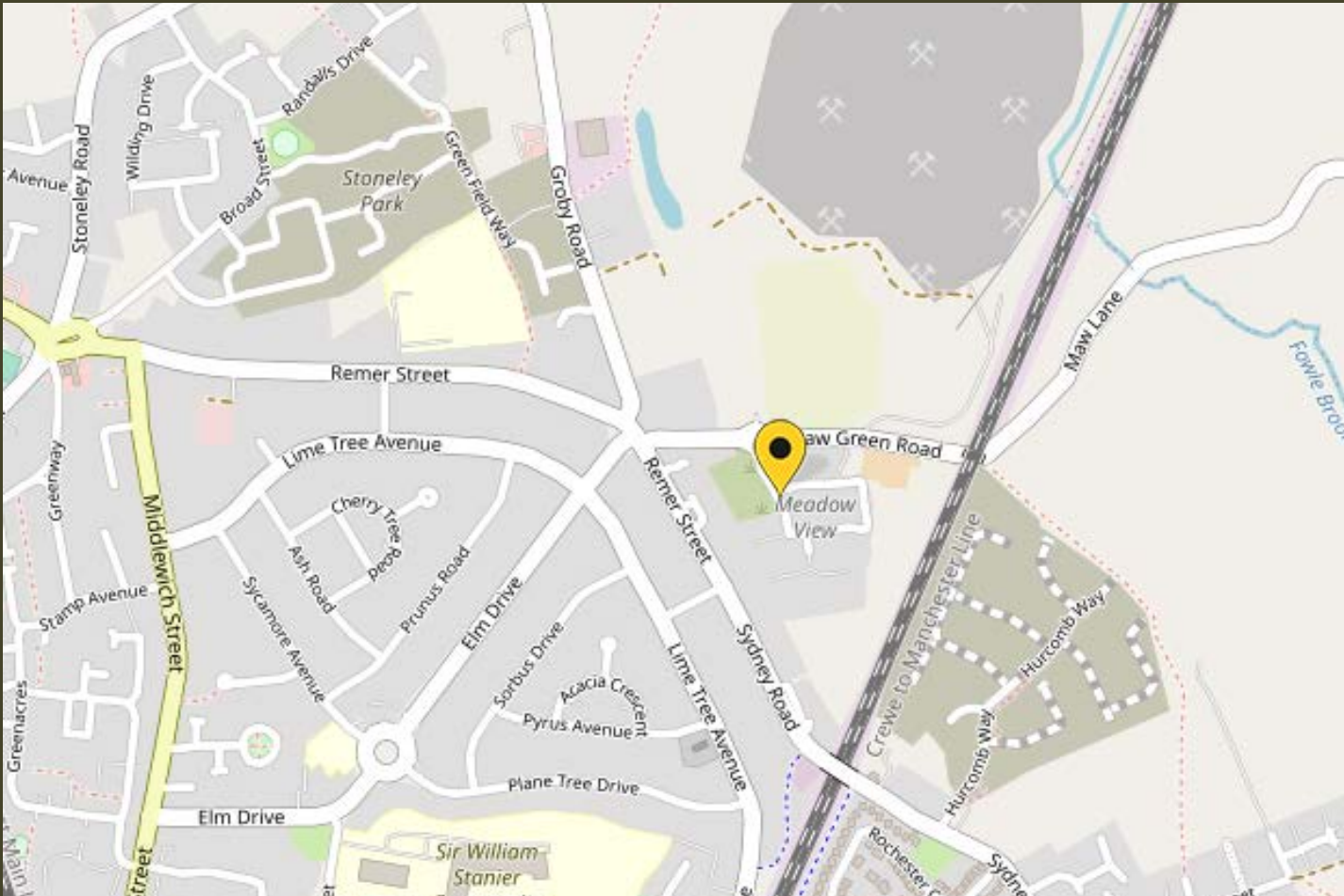
Maw Green is situated on the outskirts of Crewe, having great access to its many amenities including the Grand Junction Retail Park, town centre and Crewe railway station, providing links to many major cities across the UK.

Sandbach is just a short distance away where education in the area is of a very high standard, also offering excellent shopping facilities including one of the few Waitrose supermarkets in the area.



On Thursdays there is a thriving market dating back to Elizabethan times. Good recreational and social facilities to suit most needs are also an appealing factor. Junctions 16 & 17 of the M6 are also within easy reach and ideal for commuters.

Employment in Crewe is of a high standard with Bentley Motors and Leighton Hospital amongst many in the area.



## CLOSE TO HOME



Crewe Station - 1.4 miles



Sandbach Station - 3.1 miles



Nantwich Station - 5.0 miles



Asda- 1.2 Miles



M&S - 1.4 Miles



Tesco Extra - 1.7 Miles



Morrisons - 2.2 Miles



Waitrose- 4.5 Miles



Sir William Stanier Community School - 0.4 miles



Monks Copenhall Academy - 0.4 miles



Hungerford Primary Academy - 0.7 miles



Brierley Primary School - 0.8 miles



Sandbach School - 4.1 miles



Lyceum Theatre - 1.3 Miles



Grand Junction Retail Park - 1.3 Miles



The Mornflake Stadium - 2.3 Miles



Crewe Hall Hotel & Spa - 3.4 Miles



Wychwood Park Golf Club - 5.6 Miles

## Energy Efficiency Rating

