



## 11 Higher Croft Drive

, Crewe, CW1 4FT

Offers in excess of £245,000



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## Summary

Located on the edge of the esteemed Saxon Gate development, this well presented detached family home offers the ideal blend of comfort and convenience. Perfectly positioned near Bentley Motors, local shops, transport services, schools, and Leighton Hospital, this property promises a lifestyle of ease and accessibility.

Upon entering, you will be greeted by a spacious hall, a convenient cloakroom, and a charming lounge. The heart of the home lies in the stunning open plan kitchen / dining room, complemented by a separate utility area. Upstairs, Three generous bedrooms await, including an en-suite to the master, along with a family bathroom.

The low maintenance rear garden has a small patio along with lawn area, providing the ideal space for year-round enjoyment and entertaining. Ample parking is offered with a driveway for two vehicles.

In terms of location, Crewe offers a vibrant community with a range of amenities just a stone's throw away. From local shops and excellent transport links and schools, everything you need is within reach.

## Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Leighton, finds itself nestled at the top of Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a center for Bentley motor car production. History buffs will delight in the town's ties to the iconic Rolls-Royce brand.

Crewe's strategic location favors commuters with its easy access to bustling cities, including London, Liverpool, and Manchester. Whether it be for work or pleasure, the possibilities are boundless. Sports enthusiasts will revel in nearby golf clubs and various recreational facilities, ensuring active lifestyles are fully catered for.

Crewe is also home to some fantastic sporting clubs allowing the whole family to enjoy everyday living along with many restaurants and shops that are also within easy reach!

## Sales

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. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

16'7" x 6'8" (5.06 x 2.05)

The inviting entrance hallway sets the tone for the rest of the home with its neutral decor and easy-to-maintain laminate flooring.

### Lounge

14'0" x 10'9" (4.28 x 3.30)

Spacious lounge with a squared bay window that floods the room with natural light. The neutral decor provides a blank canvas for you to make your mark, while the laminate flooring adds a touch of elegance to the space.

### Open Plan Kitchen / Diner

14'6" x 11'6" (4.44 x 3.51)

The kitchen area is complete with a number of convenient wall and base units, an integrated oven and hob for your culinary creations, and the option for freestanding white goods to remain by negotiation. Perfect for entertaining, the kitchen diner also features two doors leading out into the rear garden, ideal for al fresco dining on warm summer evenings. The property's neutral decor and laminate flooring throughout give the space a contemporary feel, ready for you to move in and make it your own.

### Utility Room

9'2" x 3'24'9" (2.81 x .99)

Located just off the kitchen, the utility room is an excellent use of space with side surfaces and space for washing machine and tumble dryer.

### WC

5'7" x 2'9" (1.71 x 0.85)

Convenient downstairs WC perfect for guests, complete with a low level toilet and basin. The neutral decoration and sleek laminate flooring provide a bright and welcoming atmosphere for you to make your own.

## First Floor

### Landing

12'0" x 4'7" (3.66 x 1.41)

Neutral decoration and carpeted with loft access.

Tel: 07778 908724

### Master Bedroom

11'5" x 9'4" (3.48 x 2.86)

Master bedroom overlooking the front elevation, complete with neutral decor and carpets, as well as fitted wardrobes for added convenience.

### En-Suite

7'5" x 4'2" (2.28 x 1.29)

With a luxurious three-piece suite, including a toilet, basin, and a walk-in double shower with tiled surround.

### Bedroom Two

10'0" x 8'7" (3.05 x 2.64)

Double bedroom overlooking the rear elevation, neutral decoration and carpeted.

### Bedroom Three

9'6" x 7'7" (2.92 x 2.33)

Versatile third bedroom which can be used as children's bedroom or home office for those looking to work from home.

### Family Bathroom

7'7" x 5'6" (2.32 x 1.70)

Complete with a three piece suite including a toilet, basin, and bath.

### Externally

#### Driveway Parking

Located at the side elevation with space for two vehicles.

#### Front & Rear Gardens

As you approach, you are greeted by a small area to the front adorned with decorative stones, creating a welcoming entrance. Moving around to the rear of the property, you will find a generous

enclosed rear garden, perfect for outdoor living. The garden features a spacious lawn, ideal for children to play or for hosting social gatherings. Additionally, there is an extended paved patio area, providing ample space for garden furniture and outdoor dining.

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating: B

### Possession

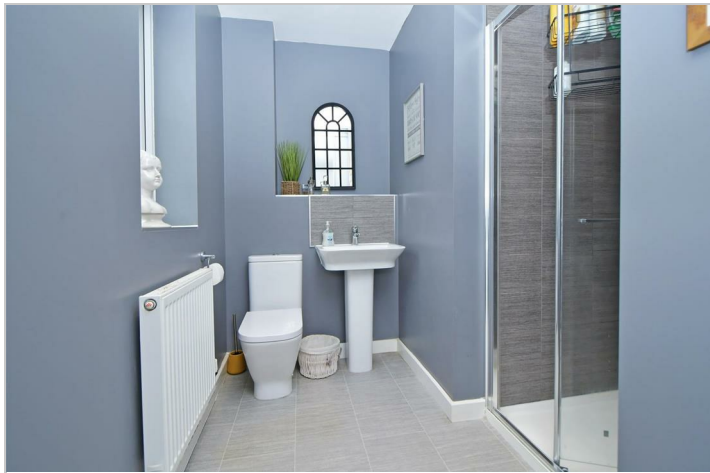
Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes,

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Road Map



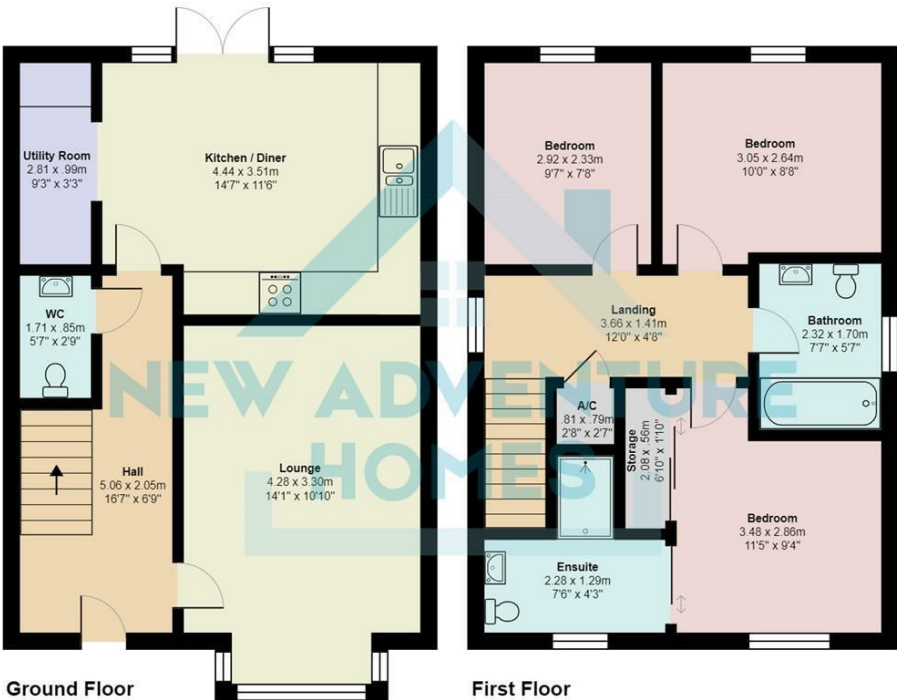
Hybrid Map



Terrain Map



Floor Plan

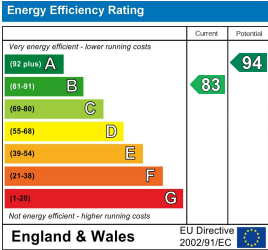


All measurements are approximate and for display purposes only

Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.