



7 Petworth Close

Wistaston, Crewe, CW2 6XJ

Offers in excess of £350,000



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Summary

Introducing this exceptional detached property, located in a peaceful cul-de-sac in the desirable area of Crewe. Situated conveniently close to local amenities, excellent schools, and transport links, this home offers the perfect balance of comfort and convenience. No Onward Chain - Complete Before Stamp Duty Increase!

Upon entering, you are welcomed by a spacious hallway leading to a bright and inviting living room with an elegant electric fireplace. The separate dining room, with French doors opening to the landscaped rear garden, offers a tranquil space for family meals. The modern kitchen is equipped with integrated appliances and offers access to a downstairs WC and integral garage for added convenience.

Upstairs, you will find four well-proportioned double bedrooms, including a master with an ensuite shower room. The family bathroom, recently renovated, adds a touch of luxury to this already impressive home. The partially boarded loft provides additional storage space, perfectly complementing the ample built-in storage throughout the property.

Externally, the low-maintenance rear garden boasts porcelain stone paving, artificial grass, and beautiful plant borders, creating a relaxing outdoor retreat. The driveway and integrated garage offer parking for multiple vehicles, ensuring both convenience and security.

Located in Crewe, this property is surrounded by a variety of amenities, excellent schools, and convenient transport links. With its fantastic condition and desirable features, this property is truly a must-see. Contact Whitegates estate agents today to arrange a viewing and make this remarkable house your new home.

Wistaston, Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Wistaston, a serene enclave, finds itself nestled in the bosom 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

4'6" x 23'9" (1.38 x 7.26)

Step into this charming property and be greeted by a welcoming entrance hallway, adorned with beautiful laminate flooring. The hallway leads through to a spacious living room, connected by a wall opening that enhances the flow of the space. The neutral decoration throughout creates a blank canvas for you to add your personal touch and make this house truly feel like home.

Living Room

10'5" x 19'5" (3.19 x 5.92)

Spacious living room enhanced by laminate flooring and abundant natural light streaming through the large window. The room seamlessly flows into the dining room, where double doors can be closed to create a cosy ambiance or opened up for effortless entertaining.

Dining Room

9'3" x 11'10" (2.82 x 3.62)

Charming dining room that offers versatility - whether closed off for intimate meals or opened up to create a seamless connection with the spacious living room. Step through double doors onto the rear patio to enjoy a private outdoor setting.

Kitchen

8'11" x 13'7" (2.73 x 4.15)

A modern kitchen equipped with sleek wall and base units, complemented by integrated appliances including a dishwasher, oven, grill, microwave, gas hobs, and an extractor hood. The tiled flooring and splash back add a touch of sophistication, while a separate area offers the perfect spot for a breakfast bar or small table. With a back door leading to the rear garden, this space effortlessly blends style with functionality.

Breakfast Room

5'1" x 7'7" (1.55 x 2.32)

WC

5'10" x 3'3" (1.80 x 1.01)

Downstairs WC ideal for guests.

Tel: 07778 908724

First Floor

Landing

9'0" x 7'1" (2.76 x 2.18)

Master Bedroom

15'2" x 10'5" (4.64 x 3.18)

Overlooking the front elevation, the spacious master bedroom with built-in sliding door wardrobes and three arched windows that flood the room with natural light.

En-Suite

8'5" x 5'2" (2.57 x 1.58)

Complete with a three-piece suite including corner shower, low-level WC, and a spacious sink unit, perfect for ultimate relaxation and comfort.

Bedroom Two

7'9" x 12'8" (2.38 x 3.88)

Double Bedroom overlooking the rear elevation with built-in wardrobes ideal for storage.

Bedroom Three

8'4" x 8'8" (2.56 x 2.66)

Double Bedroom overlooking the rear elevation with built-in wardrobes ideal for storage.

Bedroom Four

6'11" x 9'9" (2.13 x 2.98)

Versatile bedroom that can easily double up as a convenient home office.

Family Bathroom

8'5" x 5'1" (2.58 x 1.55)

Family bathroom that exudes sleek and tasteful design. The bathroom boasts modern fittings, including a large bath, sink, and low-level WC.

External

Driveway & Front Garden

Spacious driveway providing ample parking space for multiple vehicles leading to convenient garage. Low Maintenance front garden.

Garage

7'6" x 17'1" (2.30 x 5.22)

Integral garage with convenient access from the hallway, as well as a door leading to the side elevation and an open and over garage door for easy entry and exit. The spacious layout of this home provides ample room for storage and vehicles.

Rear Garden

Low-maintenance rear garden that serves as a tranquil retreat for relaxation. Step outside onto the Porcelain stone paving and admire the beauty of the artificial grass lawn, surrounded by charming plant borders. Storage shed can also be included in the sale.

Tenure

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

Energy Performance Certificate

Current Rating: D

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



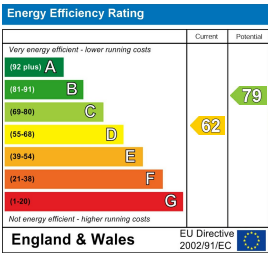
Floor Plan



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.