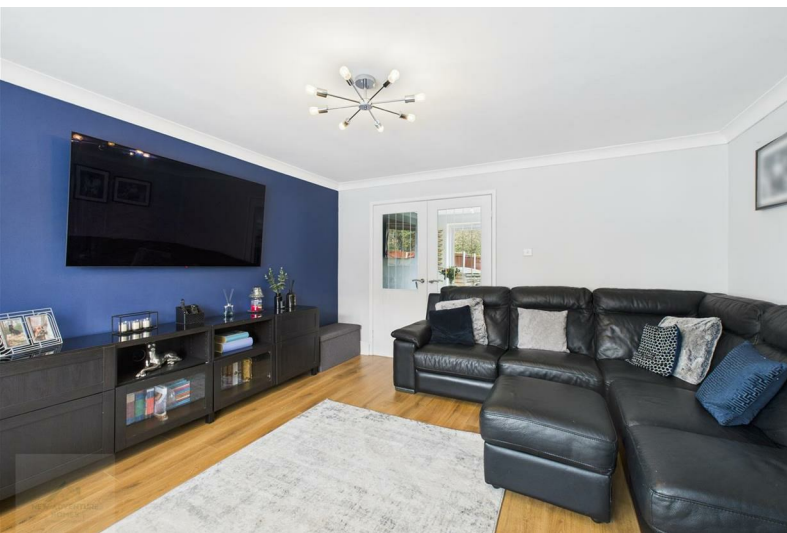




## 71 Charlote Crescent

, Crewe, CW2 6UH

£325,000

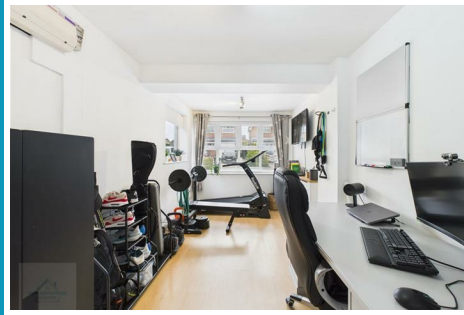




# 71 Charlcote Crescent

, Crewe, CW2 6UH

£325,000



## Summary

Step into luxury living with this stunning detached family home in the picturesque village of Wistaston, Crewe. The current owners have transformed this house into a home! As you enter, you'll be greeted by a small hallway leading to a beautifully sunlit living room, complete with a squared bay window. Through double doors lies an open plan kitchen dining room, boasting grey base and wall units with wooden tops, integrated appliances, a pantry-style cupboard for storage, and even a wine fridge, ideal for that Friday feeling!

This versatile property offers a lounge currently used as an office and gym, a utility room with ample space for laundry appliances, and a convenient downstairs WC. Upstairs, you'll find a master bedroom with en-suite, as well as three additional bedrooms and a luxurious family bathroom.

Outside, this home features a spacious driveway for multiple vehicles and a fantastic rear garden with endless possibilities for enhancement. Beyond your doorstep, the vibrant town of Crewe awaits, steeped in history and offering an array of amenities and attractions. Explore the iconic Crewe Works, now home to Bentley motor car production, or indulge in the town's ties to Rolls-Royce.

Commuters will appreciate the easy access to neighbouring cities such as London, Liverpool, and Manchester, while sports enthusiasts will find themselves at home with nearby golf clubs and recreational facilities. Enjoy family-friendly living with a variety of sporting clubs, restaurants, and shops within easy reach.

Don't miss out on the opportunity to make this excellent, modern property your own. Schedule a viewing today and experience the best of Wistaston living.

## 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 Hall

4'5" x 4'2" (1.36 x 1.28)

Step through the front door through the inviting entrance.

### Living Room

13'5" x 15'10" (4.10 x 4.83)

Spacious living room boasting a squared bay window that fills the room with natural light. The neutral decoration provides a blank canvas for you to add your personal touch, while the double doors can be opened to reveal an inviting open plan kitchen diner.

### Open Plan Kitchen / Dining

18'11" x 10'5" (5.77 x 3.18)

Beautifully designed open plan kitchen diner, complete with modern appliances and plenty of storage space. The arrow bone effect wooden floors add a touch of character and warmth, perfect for hosting dinner parties or enjoying a cozy night in. With an integrated dishwasher, gas hob, oven, grill, fridge freezer, and even a wine fridge for those weekend get-togethers. The spacious layout creates a welcoming atmosphere, making it the perfect place to relax and unwind after a busy day.

### Pantry

2'11" x 6'2" (0.91 x 1.90)

A pantry perfect for keeping your cooking spices neatly organized, or perhaps as extra storage for plenty of boxes.

### Utility Room

6'0" x 10'4" (1.85 x 3.16)

Spacious utility room ideal for household chores. With ample space for both a washing machine and tumble dryer, this feature is sure to make daily life a breeze.

### WC

2'10" x 4'1" (0.88 x 1.26)

Ideal downstairs toilet perfect for accommodating guests.

### Lounge

8'1" x 16'0" (2.47 x 4.88)

Versatile lounge, currently set up as a home office and gym, offering the

Tel: 07778 908724

perfect space for those working from home or keen on staying active. The layout allows plenty of room for a playroom or second living area, making it ideal for families in need of their own space.

### First Floor

#### Landing

9'10" x 2'9" (3.00 x 0.86)

#### Master Bedroom

10'11" x 12'10" (3.34 x 3.93)

Overlooking the front elevation, this beautifully presented master bedroom with built in, mirrored wardrobes ideal for your storage needs.

#### En-Suite

6'5" x 4'5" (1.97 x 1.37)

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

9'5" x 8'3" (2.89 x 2.54)

Double Bedroom overlooking the rear elevation.

#### Bedroom Three

8'4" x 10'9" (2.55 x 3.28)

Double Bedroom overlooking the front elevation.

#### Bedroom Four

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

Double Bedroom overlooking the Rear elevation.

#### Family Bathroom

6'9" x 4'11" (2.08 x 1.52)

Family bathroom that exudes sleek and tasteful design. The bathroom boasts modern fittings, ideal for long soaks in the bath!

### Externally

#### Driveway

Driveway parking for multiple vehicles.

### Rear Garden

Spacious rear garden, offering the perfect canvas for the new owner to create their own outdoor oasis. Currently featuring a large storage shed, a well-maintained lawn area, a quaint patio, and a decking area, the garden provides ample space for relaxation and entertainment.

### Tenure

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

### Energy Performance Certificate

Current Rating: D

### Possession

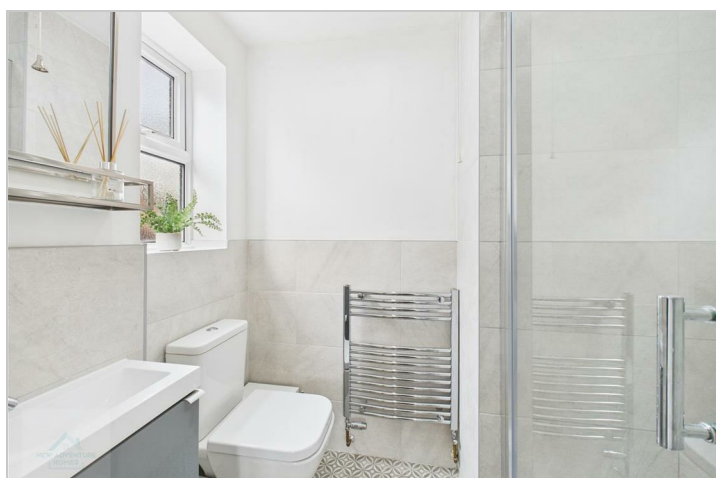
Vacant possession upon completion.

### Viewing

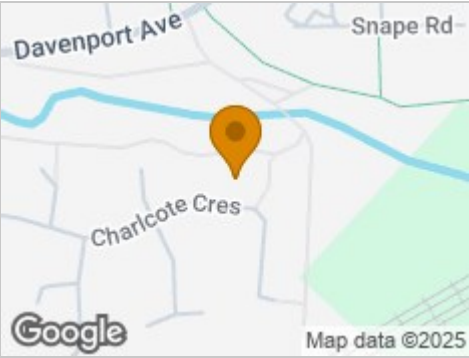
Viewings are by appointment only and can be arranged by calling New Adventure Homes,

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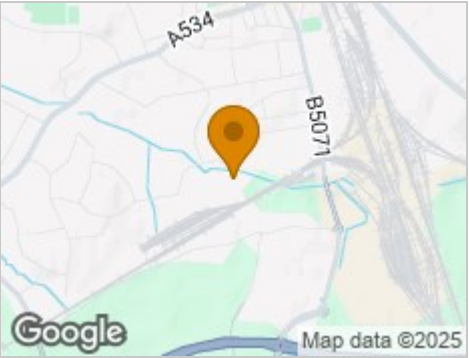
Road Map



Hybrid Map



Terrain Map



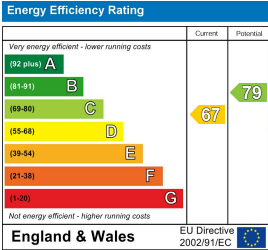
Floor Plan



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.