



12 Needham Drive, Cranage

£600,000

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## 12 Needham Drive, Cranage

A refurbished four bedroom detached home with a landscaped south facing garden and twin garage, forming part of a mature residential development located less than a mile from Holmes Chapel village centre.

Needham Drive is a long, sweeping tree lined road forming part of a larger residential development located in a semi-rural area less than a mile from the centre of Holmes Chapel.

The property which is a four bedroom detached, underwent a scheme of refurbishment only a few years ago, and now offers light and spacious accommodation across two floors presented in excellent condition throughout.

The village of Cranage is a rural parish located close to the larger village of Holmes Chapel and within a short drive from the shopping centres of Knutsford & Northwich.

Cranage Hall which is within walking distance boasts a members leisure club and gym and there is a village hall close by that serves an active community.

Holmes Chapel offers a variety of shops, with some thriving independents businesses and national chain stores including an Aldi Supermarket. There are a number of good pubs and restaurants and excellent schools for all age groups including a well regarded High School. There is a train station within the village that is located on the Manchester to Crewe line which gets direct to Piccadilly station in around 48 minutes and the Crewe hub in under 15 minutes.





At the heart of the house a central reception hallway provides access into all of the principal reception spaces which include a lovely sitting room with an attractive bay window overlooking the front, and a cast iron fireplace with a marble surround, housing a living flame gas fire. Oak frame glazed double doors connect into a generous size dining room with attractive wood effect flooring which runs seamless throughout the two rooms.

Double glazed doors lead from the dining room into a large square shaped conservatory with light sandstone effect porcelain tiled flooring and French doors which access a beautifully landscaped rear south facing garden.

The kitchen has been refitted with stylish black gloss cabinets with contrasting white 'Corian' worktops that incorporate an undermounted sink and recessed draining grooves. There is a combination of good quality integrated as well as some freestanding appliances, and distressed wood effect floor tiles provide additional texture to the contemporary styling. There is space for a four seat breakfast table and access into both the rear garden and the integral twin garages.



The ground floor accommodation is then completed by a downstairs toilet located off the reception hall.



On the first floor level there are four bedrooms which are all of generous proportions and all benefit from built-in storage.

The master bedroom is particularly lovely being with a bank of high quality built-in wardrobes and an attractive full height bay window overlooking the front.

The master en-suite has been refitted in a classic contemporary style, incorporating a double sized fully tiled shower enclosure with a thermostatic mixer shower, a concealed cistern WC and wash basin with a moulded top and vanity storage cupboards.

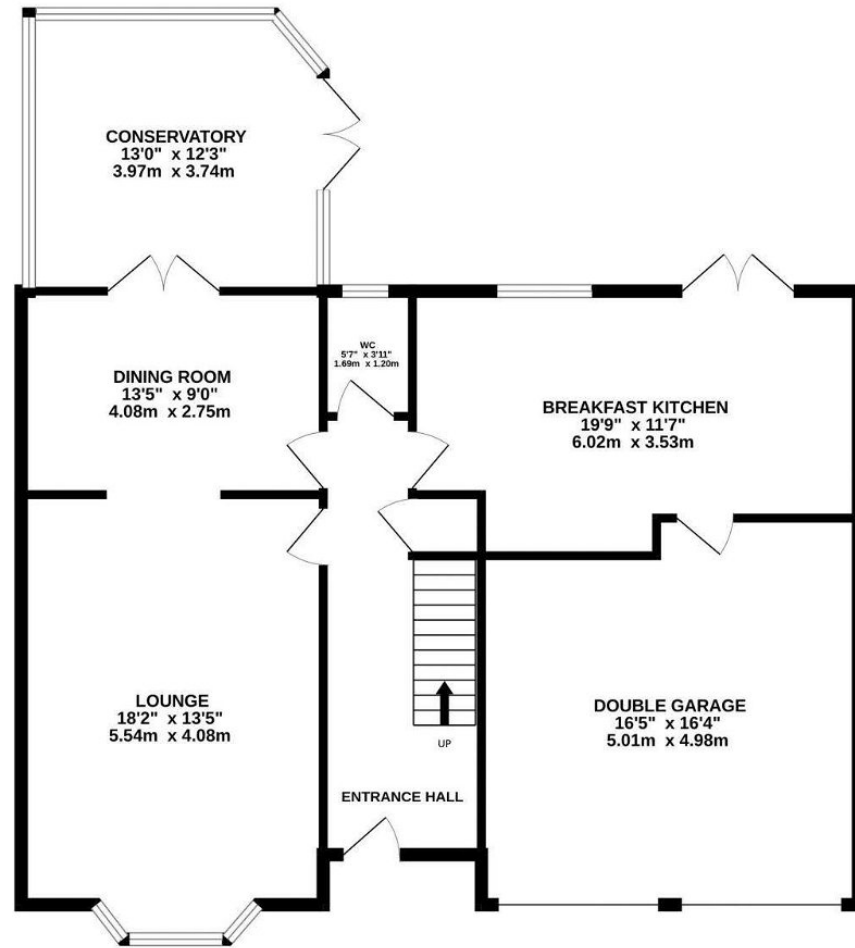
There is a family bathroom located off the landing which is fitted with a matching white suite comprising of a panel bath with an electric shower over, a low-level WC and a pedestal wash basin.

Externally to the front of the property there is a block paved driveway which provides side by side parking for two cars and an area of open plan lawn garden fronted by a mature beech hedge.

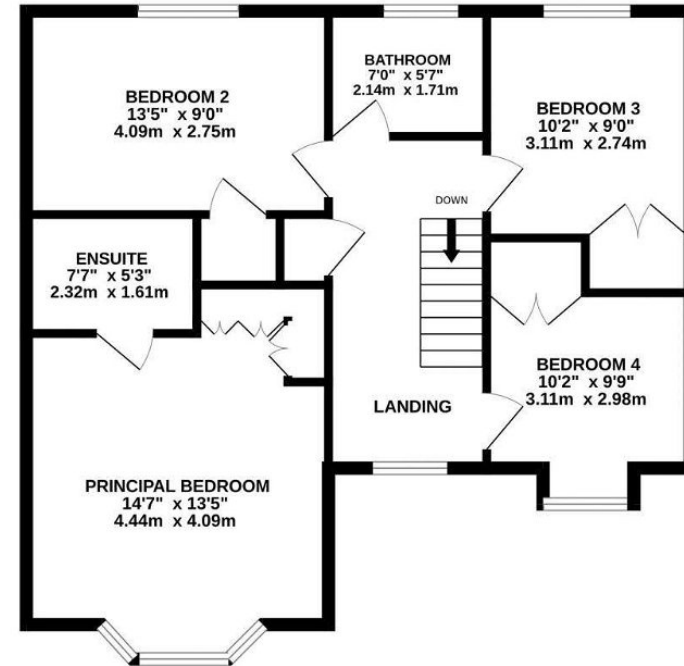
The rear garden enjoys a favourable sunny south facing aspect and has been beautifully landscaped with an area of shaped manicured lawn at its centre enclosed by stone flagged patios and pathways, and a gravel bed garden at the rear located under a timber frame pergola. There is an abundance of soft landscaping within the rear garden including raised retained shrub beds, and borders and an assortment of small trees.



GROUND FLOOR  
1206 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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