



Needham Drive, Cranage, Cheshire, CW4 8FB

Offers Over £550,000



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A stylish four bedroom detached house with a double detached garage and attractive private gardens, forming part of a popular development near Cranage Hall.

42 Needham Drive is a most attractive modern detached house occupying a super position at the head of a cul-de-sac within a mature residential development, located less than a mile from the centre of Holmes Chapel and within close walking distance from Cranage Hall Health and Leisure club.

The property sits in a generous landscaped plot, with extensive parking to the front provided by a long tarmac driveway which in turn leads to a double detached garage (part of which has been converted into a utility room).

The accommodation is presented in fantastic condition throughout, offering well balanced and stylishly appointed space enjoying a wealth of natural light with a partially open plan feel.

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 independent 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.





On the ground floor level a reception hallway with an adjoining WC provides access into all of the principal reception spaces. There is a good sized living room with windows overlooking three aspects and a central fireplace with a stone surround and tiled hearth housing a cast iron multi fuel burning stove. The garden room is located at the rear of the house accessed from the reception hallway via glazed bi-folding doors which flood natural light into the heart of the house and provide an almost ever present view of the beautiful landscaped garden.

The kitchen has been opened out into the original dining room providing a superb multi functional, living and dining space with an attractive box bay window overlooking the front and a window and glazed entrance door leading out to the rear garden.

The kitchen has been refitted with matching cream coloured cabinets with contrasting granite worktops incorporating a central island with breakfast bar seating, an under mount sink and a six ring gas hob with a glass canopy cooker hood above. Integrated appliances also include an electric oven and matching microwave oven with grill, a dishwasher and a washing machine. There is space for housing a large American style refrigerator built within the wall cabinets.





On the first floor level there are four bedrooms in all, including three good doubles and one single bedroom which is currently used as a home office.

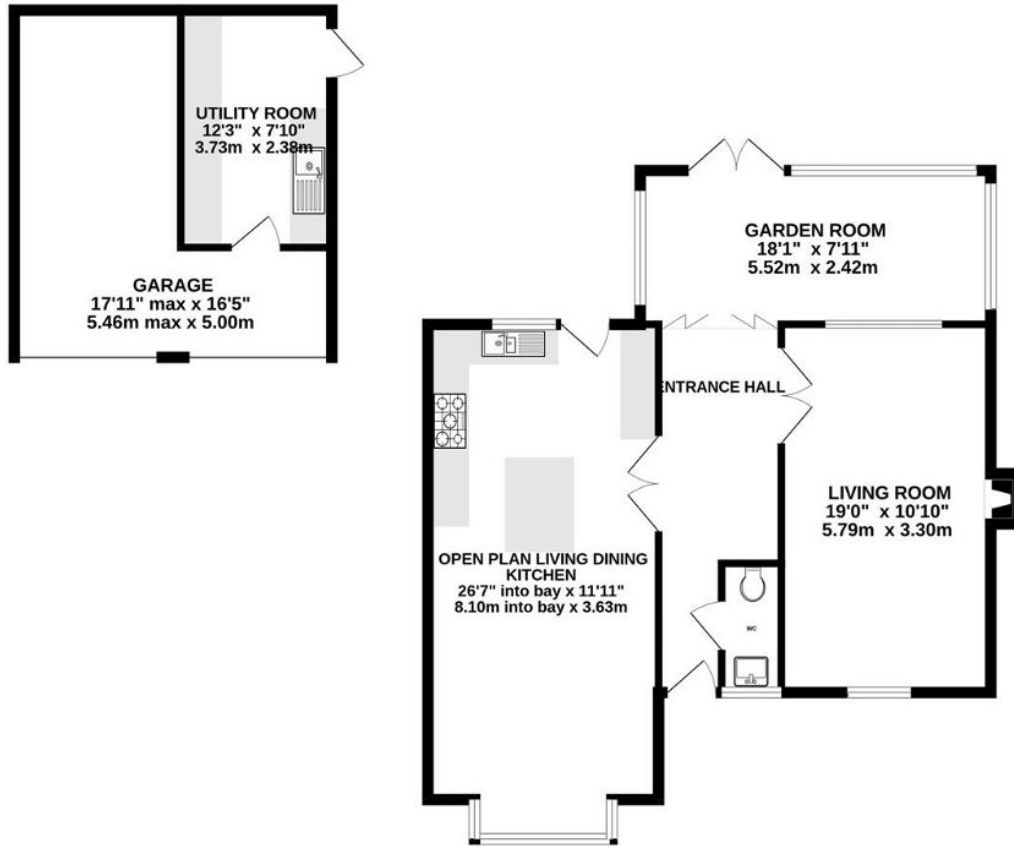
All of the bedrooms benefit from fitted wardrobes and share the use of a well appointed family bathroom located off the landing which is fitted with a white four piece suite comprising a panel bath, pedestal wash basin, low level WC and tiled shower enclosure all with attractive brass fittings.

The master bedroom is located to the front of the house and benefits from a good sized ensuite, shower room finished in attractive white tiling and fitted with a three piece suite, comprising a tiled shower enclosure, wall hung wash basin and a low-level WC.

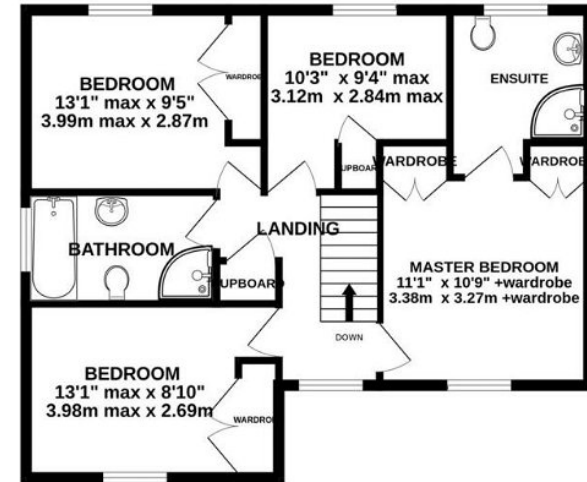
Externally, to the rear of the house is a wide landscaped garden which is enclosed to all sides by attractive painted panel fencing and a wealth of mature planting, including hedging and a number of trees. The garden is laid mostly to lawn with a stone flagged patio that encompasses the rear of the house with pathways extending around to the front where there is a further area of open plan lawn garden.



GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1698 sq.ft. (157.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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