

# chris hamriding

lettings & estate agents



## 11a Westfield Drive, Crewe, CW2 8ET

### Offers Over £599,950

Take a moment to view our guided and aerial video tour of this impressive home on an exceptional plot!

Nestled in the charming village of Wistaston, Westfield Drive presents a unique opportunity to acquire a spacious, extended property enjoying over 2600sq ft of internal accommodation. This remarkable property boasts an impressive amount of space both inside and out, making it ideal for large families! The home features three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings.

With two bathrooms, the accommodation is designed to cater to the needs of a busy household and day-to-day living, ensuring convenience and comfort for all. The property offers significant scope for remodelling on both floors, allowing you to personalise the existing layout to suit your lifestyle and preferences.

One of the standout features of this home is the beautiful rear garden, which provides a tranquil retreat from the hustle and bustle of daily life. The garden is complemented by a lovely rear terrace and a large pergola, perfect for outdoor dining, entertaining, or simply enjoying your surroundings.

## Accommodation

Porch

Entrance Hall

Lounge 21'3" x 10'10" (6.49 x 3.31)

Reception Room/Downstairs Bedroom 18'11" x 10'11" (5.78 x 3.33)

Downstairs WC

Family Room 14'1" x 12'11" (4.30 x 3.94)

Kitchen/Dining Room 17'8" x 14'1" (5.40 x 4.30)

Utility Room 11'5" x 14'0" (3.48 x 4.27)

Downstairs Shower Room

Office/Guest Room 10'2" x 7'10" (3.10 x 2.39)

Study 11'8" x 10'8" (3.58 x 3.27)

Garage 10'8" x 5'3" (3.27 x 1.61)

First Floor Landing

Bedroom One 17'8" x 12'9" (5.39 x 3.91)

Family Bathroom 8'3" x 7'7" (2.52 x 2.32)

Dressing Room 9'3" x 8'7" (2.82 x 2.62)

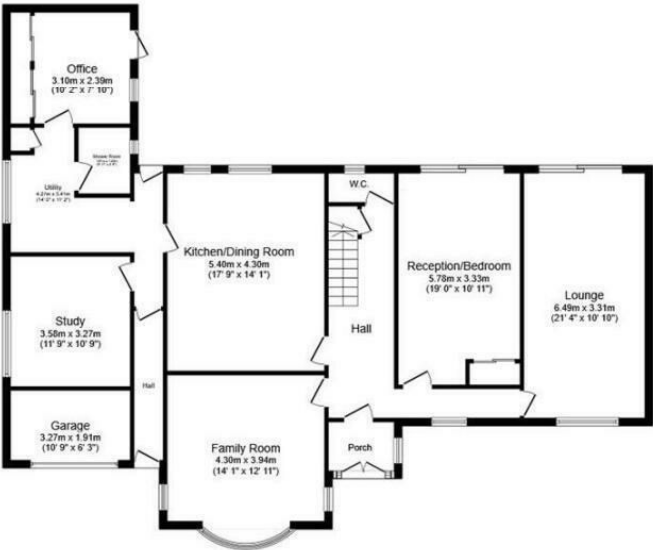
Bedroom Two 12'11" x 10'10" (3.94 x 3.32)

Bedroom Three 10'9" x 21'10" (3.28 x 6.68)

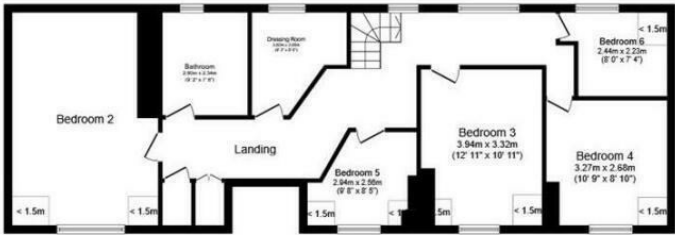
Bedroom Four 9'7" x 8'4" (2.94 x 2.56)

Bedroom Five 8'1" x 7'4" (2.47 x 2.24)

Floor Plan



Ground Floor  
Floor area 151.0 m² (1,626 sq.ft.) approx

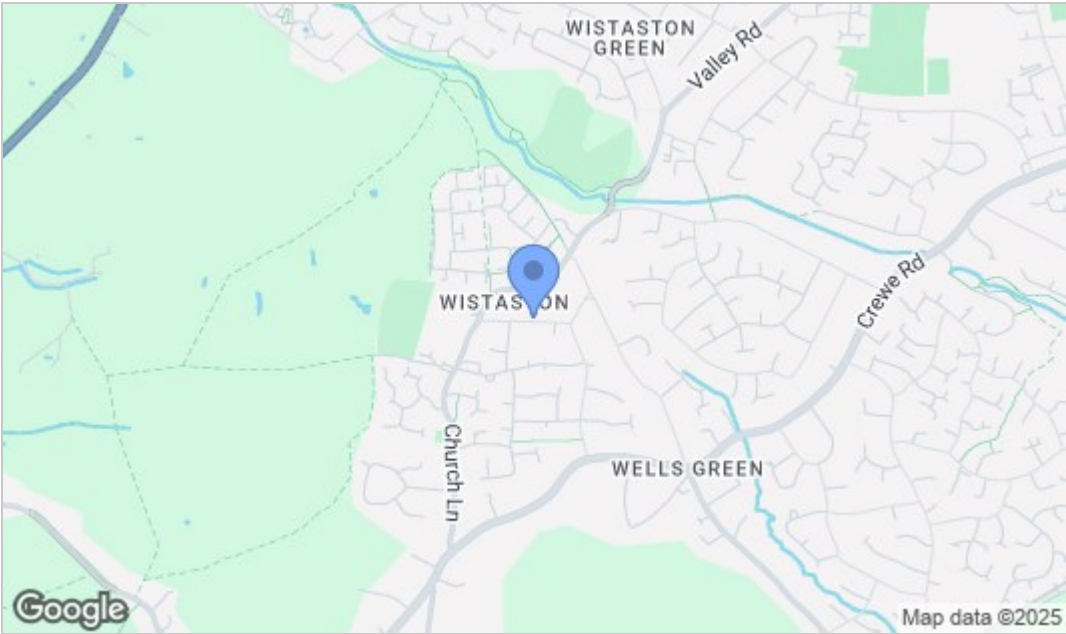


First Floor  
Floor area 96.1 m² (1,035 sq.ft.) approx

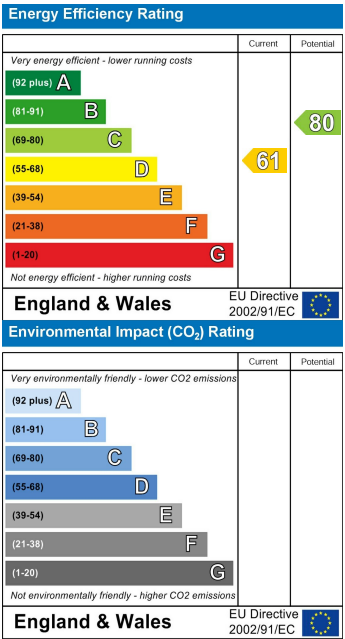
Total floor area 247.2 m² (2,661 sq.ft.) approx  
Restricted height areas 5.1 m² (55 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



Energy Efficiency Graph



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