

# chris hamriding

lettings & estate agents



## 7 Great Tithes Place, Crewe, CW1 4GY

### Offers Over £325,000

TAKE A MOMENT TO VIEW OUR GUIDED & AERIAL TOUR OF THIS FABULOUS HOME, WE ARE CONFIDENT YOU WILL NOT BE DISAPPOINTED!

A particularly well appointed four bedroom detached family home, positioned on a the increasingly popular Saxon Gate development, constructed back in 2022 by reputable builders Bloor Homes to 'The Hallam' design.

Having had considerable investment by the current owners with the addition of a stunning orangery to the rear of the home! The property offers flexible accommodation throughout and that all-important open-plan living accommodation we all wish for these days!

Accompanying the home are a wealth of features to note, some of which includes: Energy efficient double glazing and gas central heating, a beautiful downstairs WC, a handy built-in store/utility space, wall panelling to the formal lounge, a flexible open-plan kitchen/diner complete with contemporary units and Corian style working surfaces and AEG integrated appliances. The Orangery creates such a flexible space with a feature lantern and plenty of glazing overlooking the rear garden.

Upstairs, there are three, well planned double bedrooms and a versatile fourth single room with built-in robes. There is also en-suite shower facilities to the principal room. Completing the upstairs, there is a gorgeous

**Hall 4'11" x 15'8" (1.5 x 4.8m)**

**WC 4'7" x 4'7" (1.4 x 1.4m)**

**Lounge 10'9" x 15'1" (3.3 x 4.6m)**

**Utility**

**Dining Kitchen 12'1" x 20'0" (3.7 x 6.1m)**

**Dining room 10'2" x 9'2" (3.1 x 2.8m)**

**Stairs and landing**

**Bedroom one 10'2" x 8'2" (3.1 x 2.5m)**

**Ensuite 4'7" x 7'6" (1.4 x 2.3m)**

**Bedroom two 10'2" x 6'6" (3.1 x 2.0m)**

**Bedroom three 11'5" x 7'10" (3.5 x 2.4m)**

**Bedroom four 7'2" x 6'2" (2.2 x 1.9m)**

**Bathroom 6'10" x 5'6" (2.1 x 1.7m)**

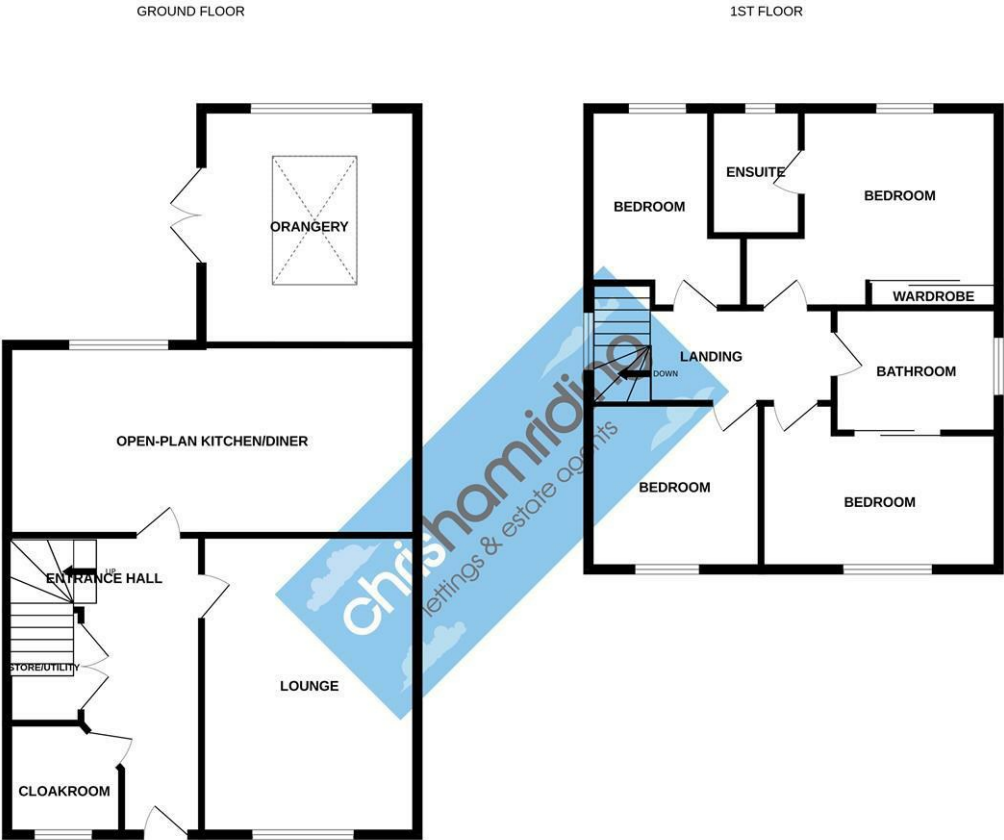
**Driveway**

**Garage**

**Front and rear gardens**

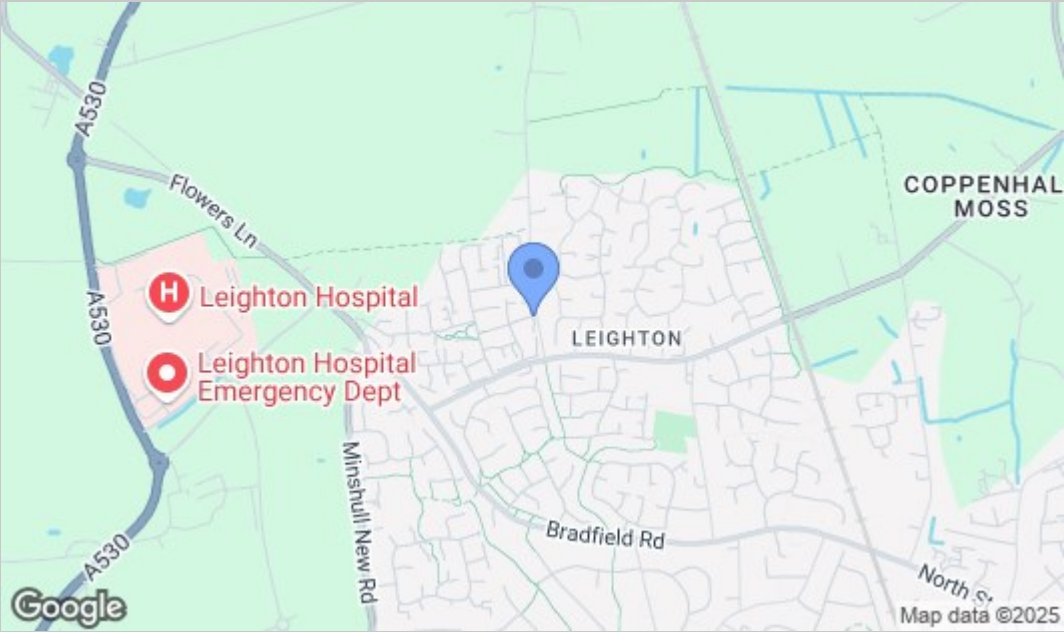


Floor Plan

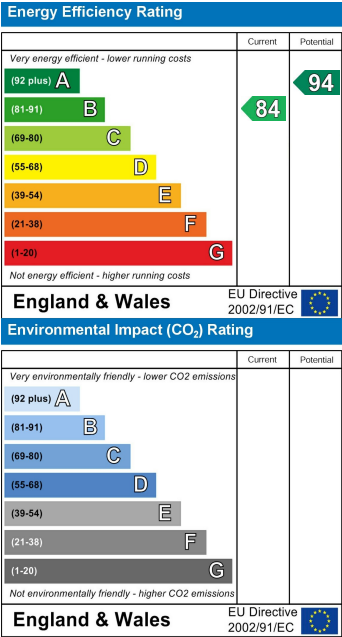


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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