

# chris hamriding

lettings & estate agents



## 7 Luscott Close, Crewe, CW1 5SW

### Offers In The Region Of £635,000

Take a moment to view our signature guided tour of this fabulous offering & immerse yourself in its stunning surroundings & specification!

Offered for sale with NO ONWARD CHAIN, this substantial, executive home offers exceptional accommodation for any growing family, with lofty ceilings, large bedrooms and open-plan social spaces. The home is located on a tranquil close of only a handful of homes, all of which are uniquely designed and built to exacting standards, with the majority of the building warrant remaining.

The property has also been upgraded since new by the current owners with the addition of high-quality fitted wardrobes to bedrooms one and two, new preparation surfaces to the kitchen area, redecorated throughout in more recent months, a refitted electric garage door and a beautifully landscaped rear garden. Furniture is negotiable subject to a separate arrangement.

Accompanying the home are a wealth of impressive features to note, some of which include:- A spacious reception hall with feature drop chandelier, underfloor heating throughout the ground floor, plantation shutters to all windows, oak style internal doors, a spacious lounge with feature wood burning stove, an open-plan living/dining kitchen to the rear of the home with a 'shaker' style kitchen incorporating a wealth of deep storage and branded appliances plus breakfast island, a separate utility and a ground floor cloakroom.

Upstairs, there are four well-balanced, luxury double bedrooms with en-suite shower facilities to the two main bedrooms and the remaining two rooms serviced by a three piece family bathroom.

## Accommodation

Entrance Hall 12'9" x 7'9" (3.91 x 2.38)

Lounge 16'10" x 13'3" (5.15 x 4.04)  
(into window recess)

### Open-Plan Living/Dining Kitchen

Kitchen/Breakfast Area 15'9" x 14'6" (4.81 x 4.44)

Living/Dining Area 21'7" x 14'4" (6.58 x 4.37)

Utility 11'2" x 5'5" (3.41 x 1.66)

Cloakroom 5'5" x 4'1" (1.67 x 1.27)

First Floor Landing 18'10" x 4'1" (5.75 x 1.25)

Bedroom One 15'10" x 15'1" (4.83 x 4.61)

En-suite 11'2" x 5'4" (3.42 x 1.65)

Bedroom Two 17'7" x 13'2" (5.36 x 4.03 )

En-suite 7'9" x 7'1" (2.38 x 2.18)

Bedroom Three 15'10" x 14'4" (4.85 x 4.38)

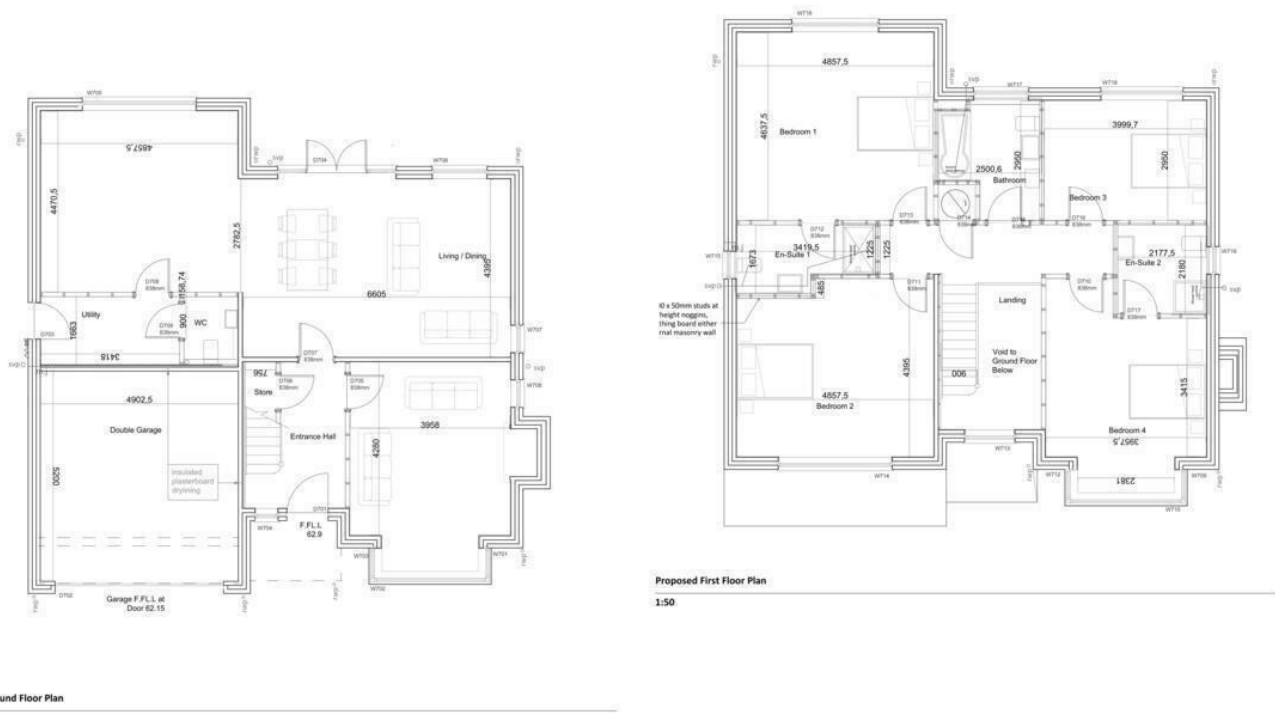
Bedroom Four 13'1" x 9'5" (4.00 x 2.88)

Family Bathroom 9'6" x 8'3" (2.90 x 2.52)

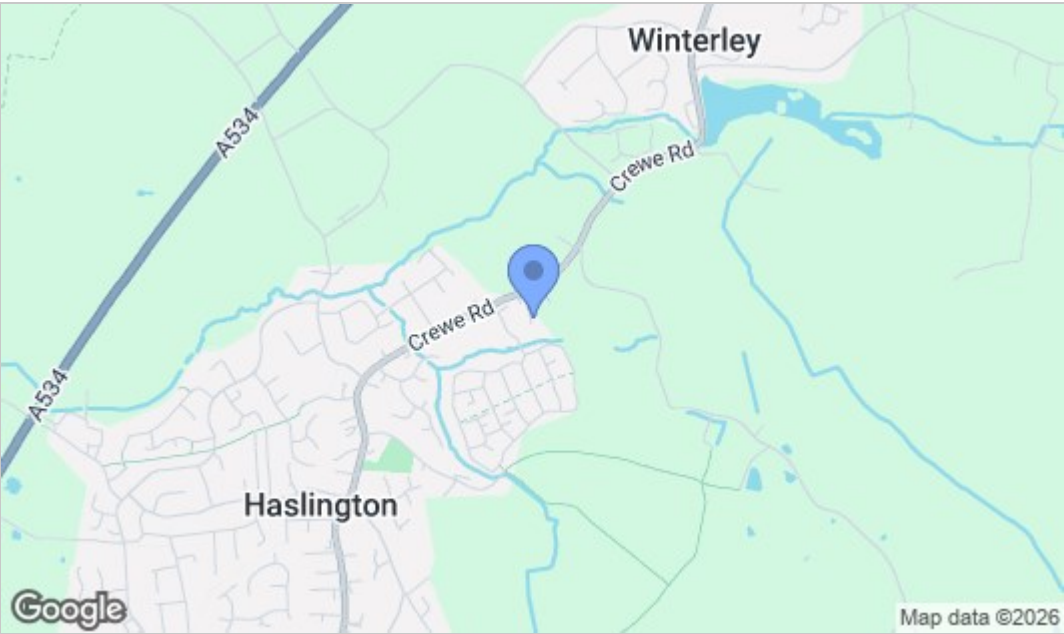
Integral Garage 17'9" x 16'0" (5.43 x 4.88)



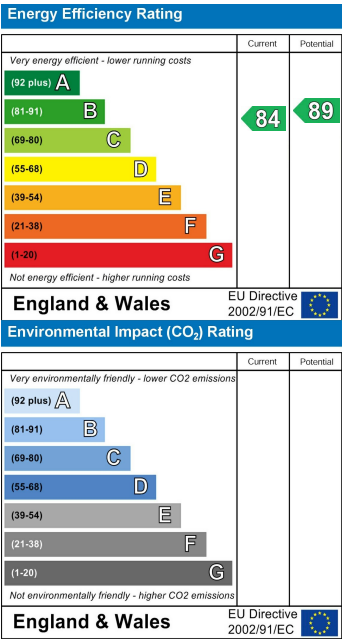
Floor Plan



Area Map



Energy Efficiency Graph



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