



## 17 Padstow Close

CW1 3XW

Offers Over £180,000



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STEPHENSON BROWNE

With arguably the best position on the close, Stephenson Browne is delighted to offer For Sale this lovely detached home. Tucked away and offering a large degree of privacy, the home is sure to attract interest from an array of buyers and a viewing is highly recommended to appreciate the accommodation. Padstow Close is ideally positioned for access to highly regarded schools, local amenities, the town centre and retail park with the home in brief comprising; entrance, lounge with focal gas fire, dining kitchen with French Doors opening out to the rear, three well proportioned bedrooms, the third a comfortable single and a modern family bathroom. Due to the plot afforded, the home benefits from ample off-road parking along with a carport. The home benefits from a Worcester boiler providing gas central heating, complimented by uPVC double glazing. The rear garden is worthy of note, not overlooked!



### Lounge

13'1" x 11'2" max (3.99m x 3.40m max)  
uPVC double glazed window to the front elevation, beamed ceiling, TV point, radiator, feature gas fireplace, ceiling light.



### Dining Kitchen

14'4" x 10'0" (4.37m x 3.05m)  
Benefiting from a range of fitted white units with complimentary work-surfaces, stainless steel sink with drainer, plumbing for washing machine, space for cooker with extractor over, space for free standing fridge freezer, useful under-stairs storage, French Doors to garden, uPVC window to rear elevation, uPVC door giving side access, two ceiling lights, radiator, wall mounted Worcester boiler





### Bedroom One

11'2" extending to 12'7" x 10'0" (3.40m extending to 3.84m x 3.05m)

Two uPVC windows to the front elevation, built in storage cupboard plus built in wardrobes, ceiling light, radiator.

### Bedroom Two

8'6" x 7'11" (2.59m x 2.41m)

uPVC window to rear elevation, ceiling light, laminate floor, radiator.



### Bedroom Three

8'0" x 5'9" (2.44m x 1.75m)

uPVC window to rear elevation, ceiling light, radiator.

### Family Bathroom

A lovely updated suite benefiting from a panelled bath with shower over, wall hung basin and low level WC. Heated towel rail plus a striking blend of tiling and a uPVC frosted window.



### Outside

The plot allows for ample off road parking, a comfortable three cars. Beyond the secure iron gates, a carport provides further space and is currently utilised by the owners as useful under cover storage. A low maintenance rear garden is a real strong feature of this home, pleasant in size and as the picture clearly shows, private!



### Tenure

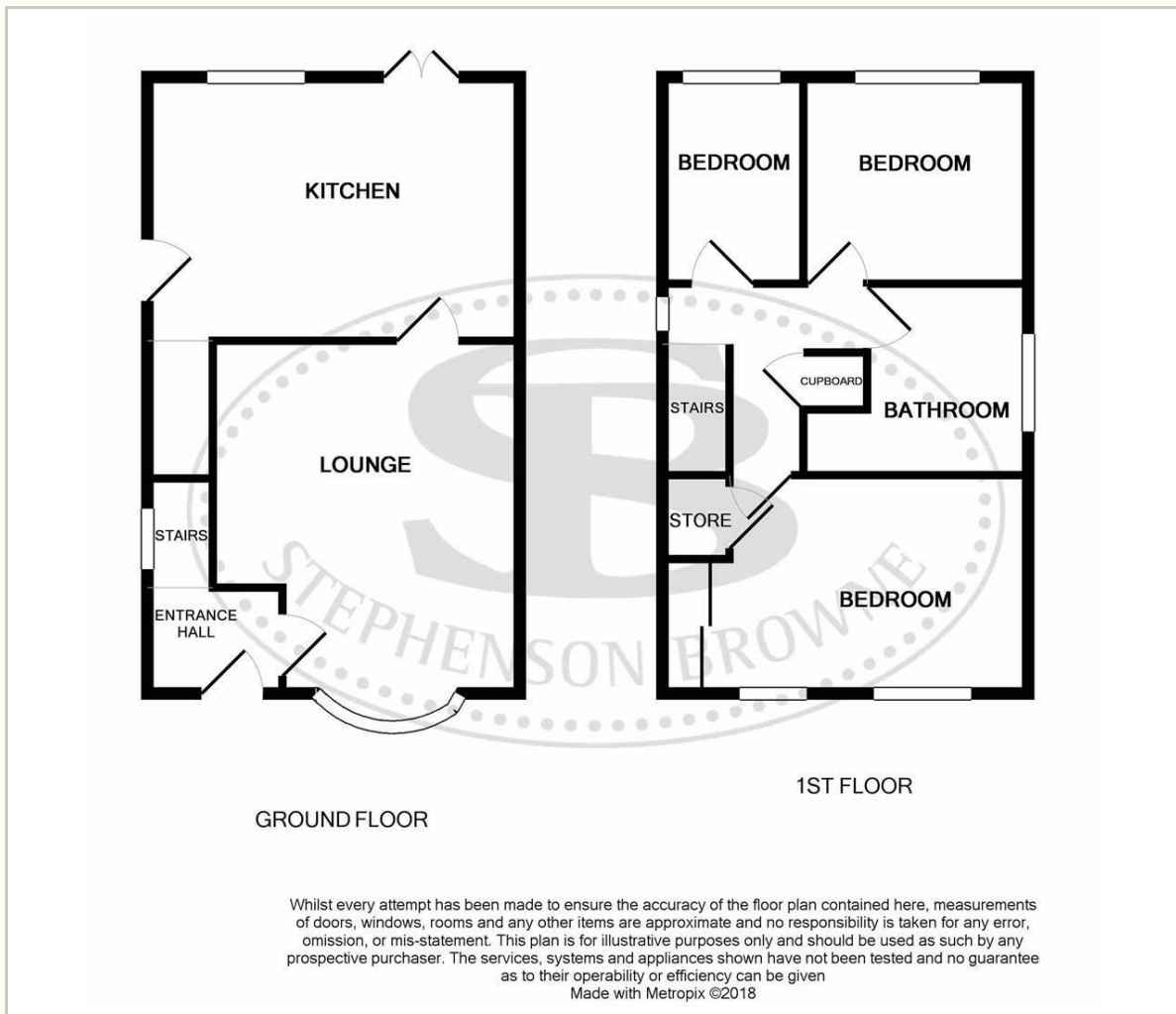
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

For a FREE valuation please call us on 01270 252545



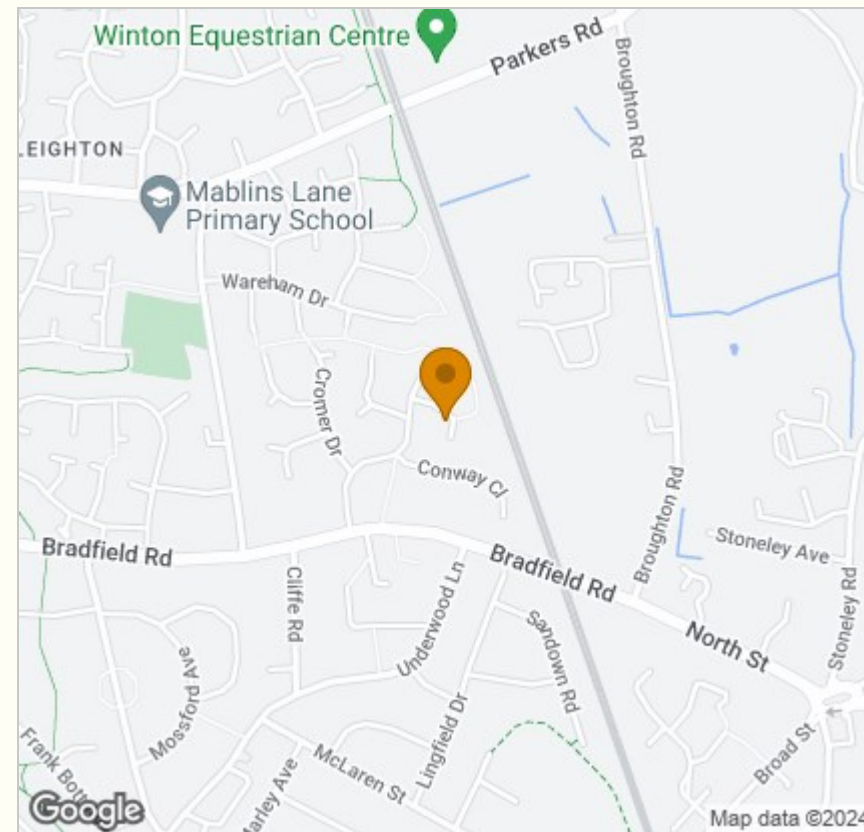
## Floor Plan



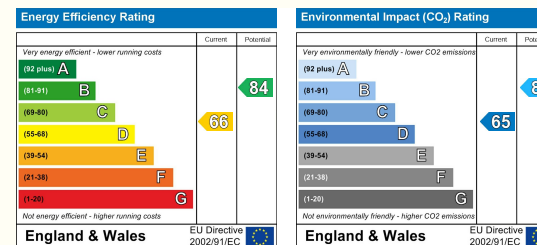
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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