



## 14 Perry Fields

CW1 4TA

Asking Price £320,000



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STEPHENSON BROWNE

Nestled into a private corner within a cul-de-sac, tucked away inside a popular Leighton residential development, this beautifully presented four bedroom detached home makes for a wonderful long term family home.

Opening with an inviting entrance hallway providing access to all of the principal rooms, and laid with gorgeous bespoke floor tiling. Spacious bay fronted living room, with double doors access to a dining room on the rear with French doors leading out to the patio. Bespoke fitted kitchen complete with a range of wall and base units with work surfaces over, integrated fridge freezer, dishwasher and electric oven. The home also benefits from a separate downstairs WC and internal access through to the garage.

Upstairs, the home is well proportioned and hosts four bedrooms in total, with two of which also containing modern fitted en-suite shower rooms. The principal bedroom on the front aspect also includes a large set of fitted wardrobes. Three piece modern family bathroom with shower over the bath.

To the outside, the home is fronted by a tarmac driveway and established garden area. There is parking for three vehicles in total, further to an integral single garage with electric roller door and an electric vehicle charging point. Private, fully enclosed garden to the rear aspect, with quaint views directly onto trees and greenery. The garden is laid mostly to lawn, with a spacious patio area and a mixture of mature shrubs and plant life. The exterior also benefits from an outside tap and double external power socket.

The home is fully UPVC double glazed and is heated by a four year old Worcester combination gas boiler.

**Entrance Hallway**  
21'0" x 5'4" max (6.41 x 1.63 max)

**Downstairs WC**  
6'0" x 3'8" (1.85 x 1.12)

**Kitchen**  
14'2" x 10'7" (4.33 x 3.23)





**Dining Room**

11'9" x 11'6" (3.59 x 3.53)

**Living Room**

17'10" into bay x 11'6" (5.46 into bay x 3.53)

**Landing**

7'10" x 6'11" (2.40 x 2.13)

**Bedroom One**

14'10" x 10'5" (4.54 x 3.18)

**Bedroom One En-Suite**

8'5" x 5'3" (2.59 x 1.61)

**Bedroom Two**

15'5" max x 10'11" max (4.72 max x 3.35 max)

**Bedroom Two En-Suite**

6'8" x 4'11" (2.05 x 1.52)

**Bedroom Three**

10'3" x 8'4" (3.13 x 2.56)

**Bedroom Four**

9'9" x 6'6" (2.99 x 2.00)



**Bathroom**

8'5" x 4'11" (2.59 x 1.50)

**Integral Garage**

17'9" x 8'3" (5.43 x 2.52)

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

**Tenure**

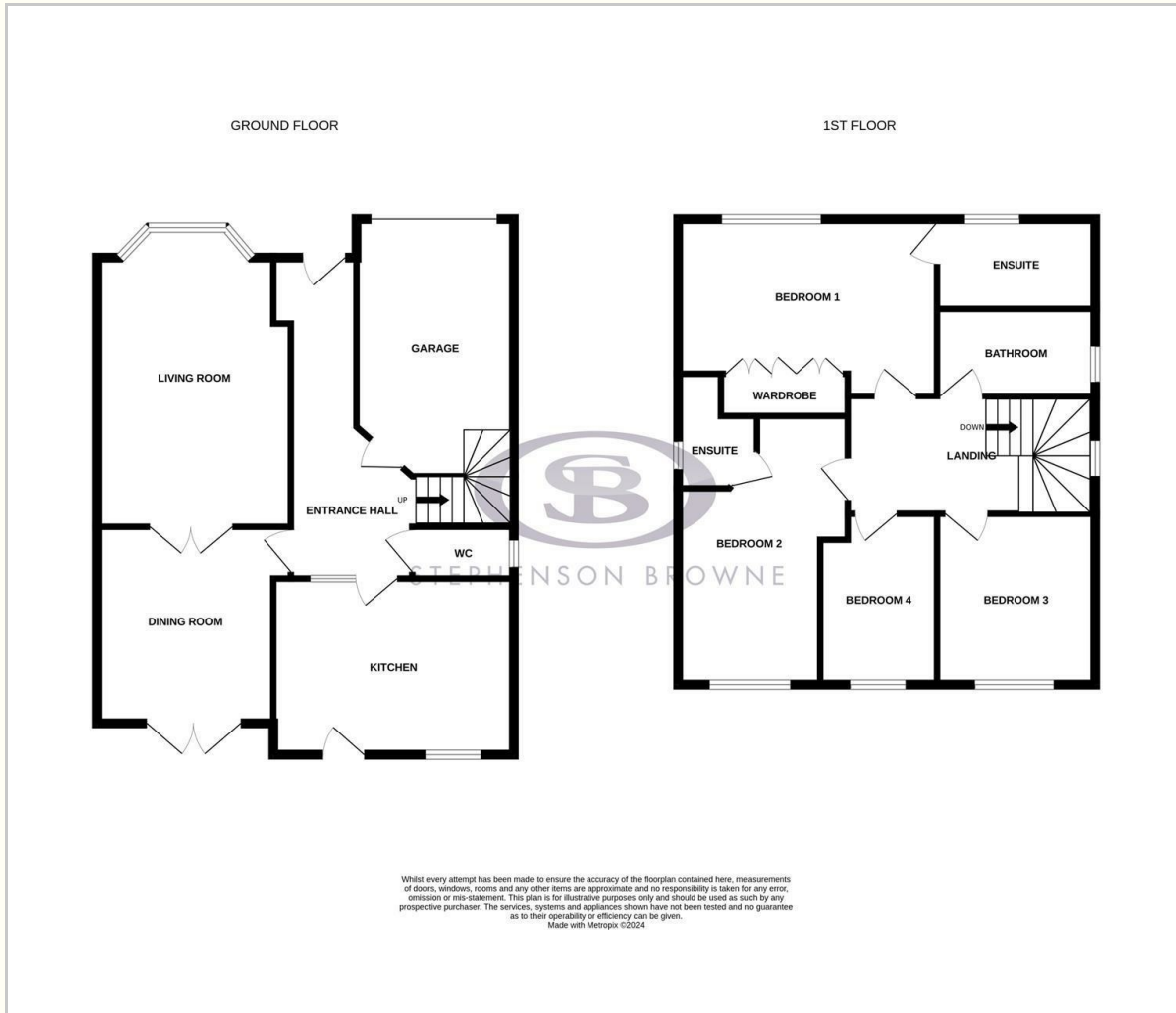
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Council Tax**

Band D



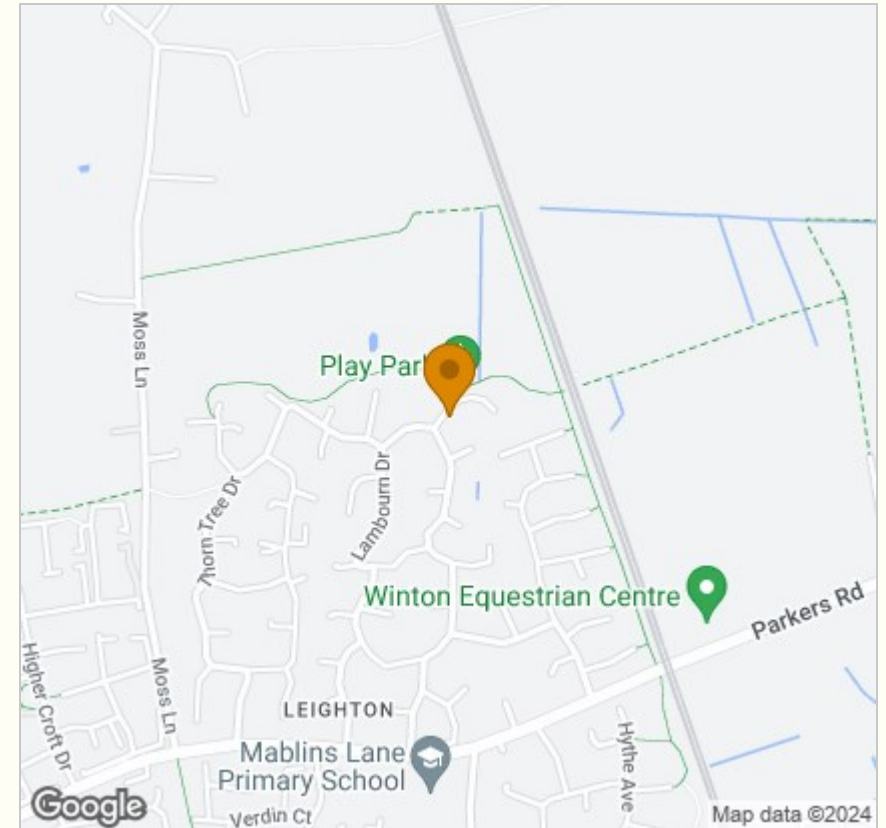
## Floor Plan



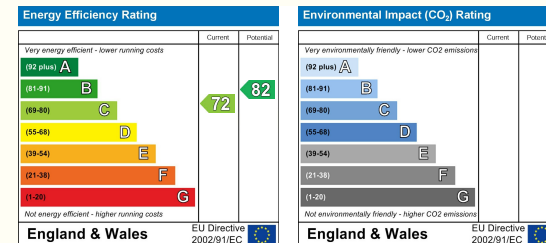
## Viewing

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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