



**83 Parkers Road**

CW1 4TP

**£250,000**



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STEPHENSON BROWNE

A modern detached family home in the sought after Leighton locality, close to the hospital and within reach of all the desired amenities. With three well sized bedrooms and two reception rooms downstairs, there is plenty of space for all the family, making this the ideal long term home.

Opening with a separate entrance hallway that leads through to all the principal rooms and stairs to the first time. Separate downstairs WC. Bay fronted living room to the front aspect, leading on via double doors to a separate dining room that also hosts French doors which open direct onto the garden. High specification modern fitted kitchen. Separate utility room and downstairs WC. Internal door leading through to the integral rear aspect single garage.

To the upstairs, there are three well sized bedrooms, with two of which being doubles and the principal bedroom on the front aspect also hosting bay window fronting and a three piece en-suite shower room. Three piece upstairs family bathroom.

Externally, the home is fronted by a small front garden and pathway, with lawned gardens and established shrubbery and plant life. Further to a fully enclosed private rear garden, with gated access to the driveway. Off Road driveway parking for 2-3 cars.

No onwards chain.



**Entrance Hallway**

7'0" x 5'11"

**Downstairs WC**

5'11" x 2'10"

**Living Room**

13'8" into bay x 11'1"

**Dining Room**

11'1" x 8'11"

**Kitchen**

14'10" max x 9'1"

**Utility Room**

8'2" x 7'8"

**Landing**

6'4" x 2'7"

**Bedroom One**

12'11" into bay x 11'1"

**Bedroom One En-Suite**

9'1" x 7'1"

**Bedroom Two**

10'4" x 11'5" max

**Bedroom Three**

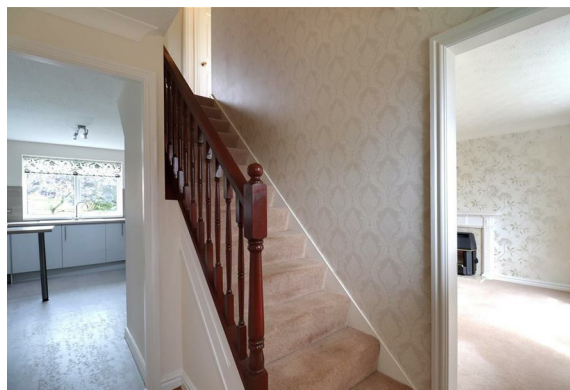
9'2" x 7'4"

**Bathroom**

7'4" x 5'9"

**Garage**

16'4" x 8'2"

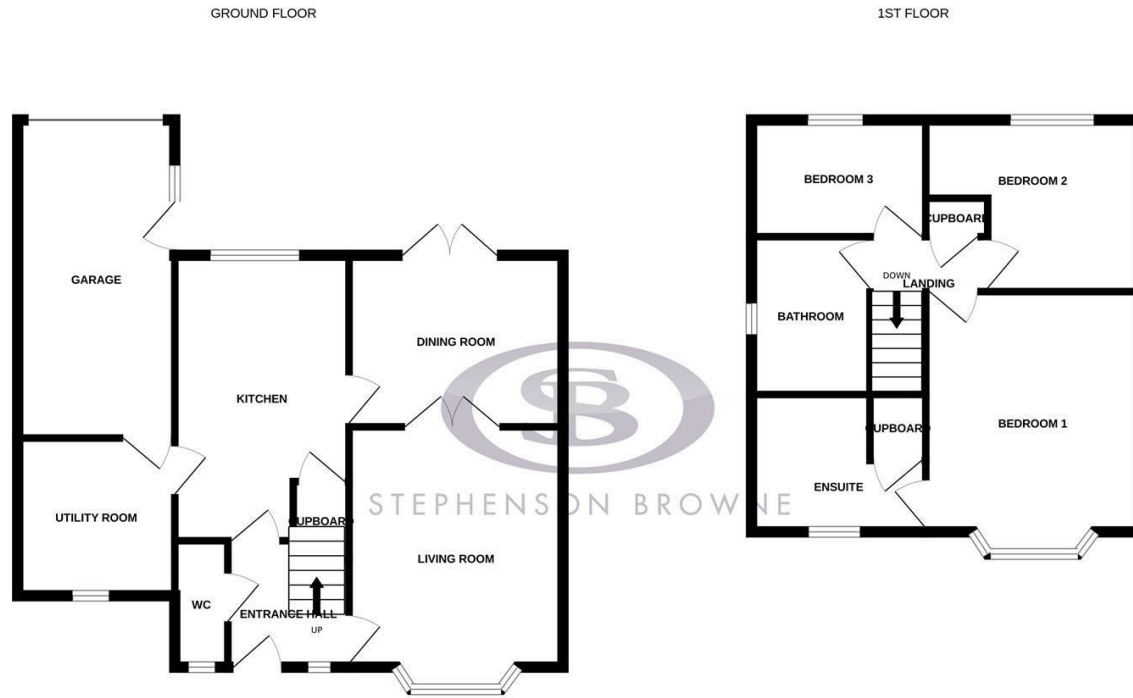


- Modern Detached Home
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom and En-Suite Shower Room
- High Quality Modern Fitted Kitchen
- Separate Utility Room and Downstairs WC
- Single Integral Garage
- Off Road Driveway Parking
- Spacious Enclosed Private Garden
- Close to Leighton Hospital and Local Amenities





## 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Crewe office on 01270 252545 if you would like to arrange a viewing appointment or require any further information.

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