



**8. Allen Dunn Way**

CW2 5XQ

**£375,000**



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STEPHENSON BROWNE



There is No Chain involved and Stephenson Browne are absolutely thrilled to present this stunning four bedroom detached home in the sought after village of Weston. With many upgraded features including Bosch integrated appliances, bespoke fitted shutters, porcelain tiling and Amtico flooring, this home is spectacular! With the added luxury of the south facing rear garden, which is fully enclosed, you will be the envy of many having the perfect space to relax, unwind and entertain during the summer months. The accommodation briefly comprises of a welcoming entrance hall which has a real wow factor with the high gloss porcelain tiling. A spacious lounge with box bay window. The incredible kitchen/dining room has everything you need and immaculately presented. There is a useful utility room and the spacious cloakroom completes the ground floor accommodation. To the first floor, all four of the bedrooms are well proportioned, the principal bedroom having a box bay window and en-suite. The beautiful family bathroom completes the upstairs accommodation.

By the time you have been mesmerised by the exquisite presentation of the interior, you will be even more impressed with the size of the rear garden. This truly is a space for everyone whether it be to simply relax or to create your dream garden...the scope is endless!

There is a detached garage to the side of the property and a great size private driveway providing ample parking.

Please also note there are multiple items available within the property which are by separate negotiation

Weston is a quiet and sought after location. With a highly regarded primary school, an impressive public house and restaurant which is a half timbered 17th century building and a thriving village community. It is also worth noting that the M6 motorway is within easy reach and larger towns such as Crewe and Nantwich are only minutes away by car. Call us today to secure your viewing of this superb family home!

#### Entrance Hall

Double glazed entrance door with glazing to the side. High gloss porcelain tiles to floor. Radiator. Under stairs cupboard.

#### Lounge

12'9" x 16'10" (3.895 x 5.140)  
Double glazed box bay window to the front elevation. Amtico flooring. Two radiators. Bespoke fitted shutters. Wall fixings for flat screen T.V.

#### Kitchen/Dining Room

26'0" x 11'7" (7.950 x 3.550)  
Double glazed window to the rear elevation with bespoke fitted shutters. Having a stunning range of Shaker style wall and base units with contemporary stone effect worktop over. Bosch electric double oven. Bosch five burner gas hob with stainless steel chimney hood extractor. Zanussi fully integrated dishwasher. Zanussi fully integrated fridge freezer. Stainless steel one and a half bowl sink with drainer. High gloss porcelain tiling to floor. Two radiators. Double glazed patio doors leading to the rear garden.

#### Utility Room

5'8" x 5'8" (1.750 x 1.730)  
Double glazed door to the side elevation. Plumbing for a washing machine. Space for tumble dryer. Shaker style wall and base unit with worktop over. High gloss porcelain tiling to the floor. Radiator.

#### Cloakroom/W.C

6'0" x 5'8" (1.835 x 1.750)  
Modesty double glazed window with bespoke fitted shutters. Storage cupboard. Wall hung wash hand basin. Low level W.C. Radiator. High gloss porcelain tiling to floor.

#### Stairs to First Floor

Storage cupboard to the landing.

#### Bedroom One

16'4" x 10'0" (4.980 x 3.060)  
Double glazed box bay window with bespoke fitted shutters. Radiator. Loft access.







#### **En Suite**

7'9" x 5'10" (2.385 x 1.790)

Modesty double glazed window to the front elevation with bespoke fitted shutters. Shower enclosure with mains fed shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling. Chrome ladder radiator. High gloss porcelain tiling to floor.

#### **Bedroom Two**

13'6" x 9'6" (4.125 x 2.910)

Double glazed window to the front elevation with bespoke fitted shutters. Radiator.

#### **Bedroom Three**

9'9" x 8'7" (2.990 x 2.640)

Double glazed window to the rear elevation with fitted bespoke shutters. Radiator.

#### **Bedroom Four**

9'11" x 6'5" (3.030 x 1.980)

Double glazed window to the rear elevation with bespoke fitted shutters. Amtico flooring. Radiator.

#### **Bathroom**

Dual aspect modesty double glazed windows. Full suite comprising double shower enclosure with mains fed shower as fitted. Panelled bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. High gloss porcelain tiling to the floor. Chrome ladder radiator.

#### **Garage**

Detached garage with light and power. Up and over door with personal door to rear garden.



#### **Externally**

The property is approached via a stone path and good size lawn with a private driveway to the side of the property providing parking for up to three vehicles. To the rear, the south westerly facing garden is fully enclosed and is of a very good size with extended stone patio, borders with bark chippings and shrubs. There is ample space to the side of the property for bin storage. Water tap.

#### **Council Tax**

Band E.

#### **Tenure**

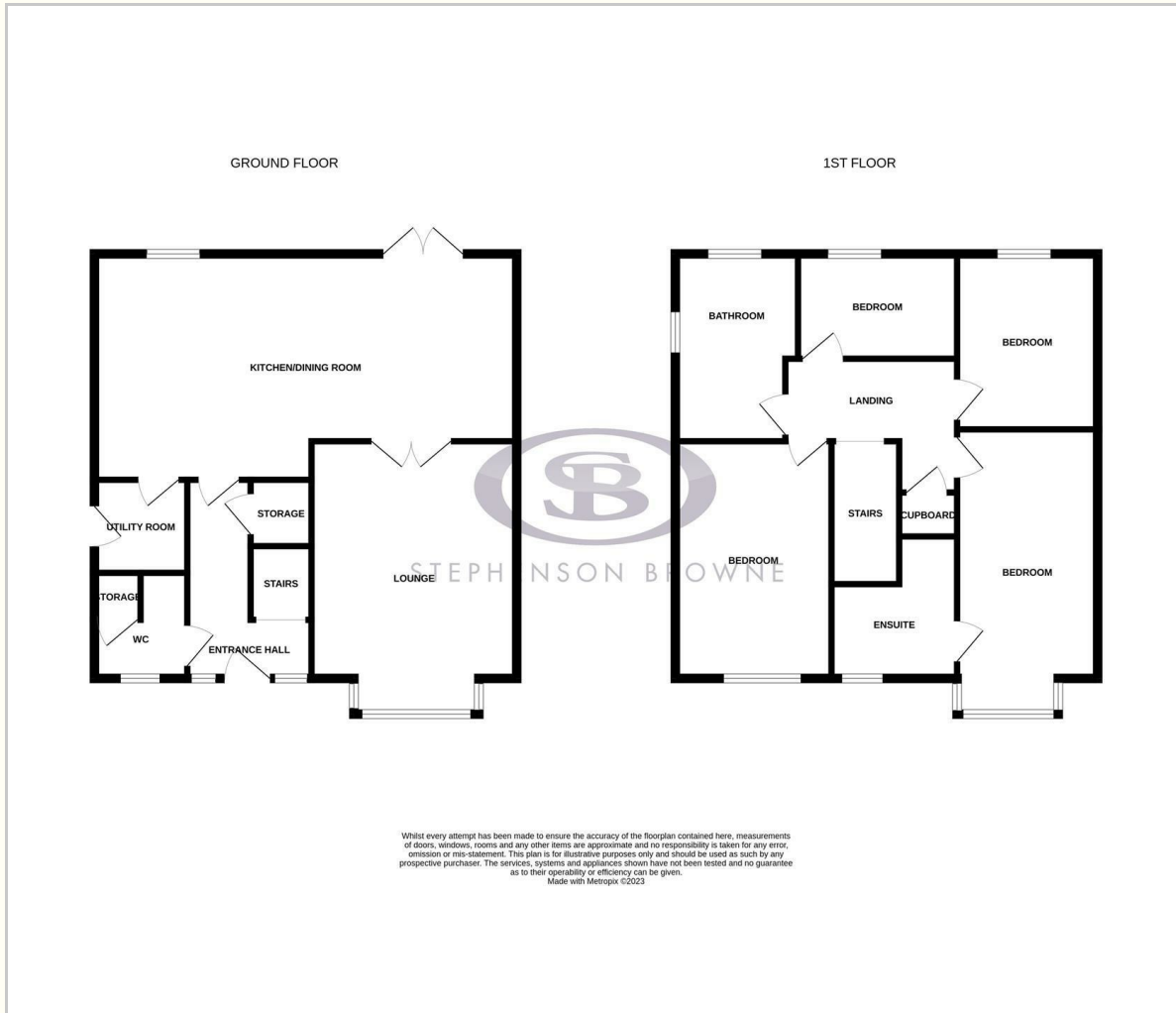
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### **Need to Sell?**

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



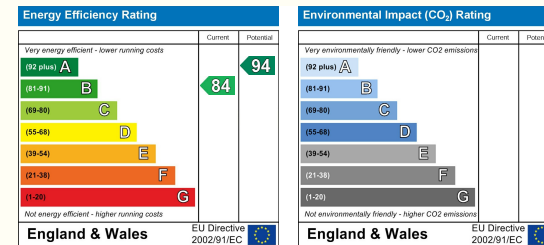
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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