



## 2 St. Andrews Close

CW2 5TL

**£450,000**



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STEPHENSON BROWNE



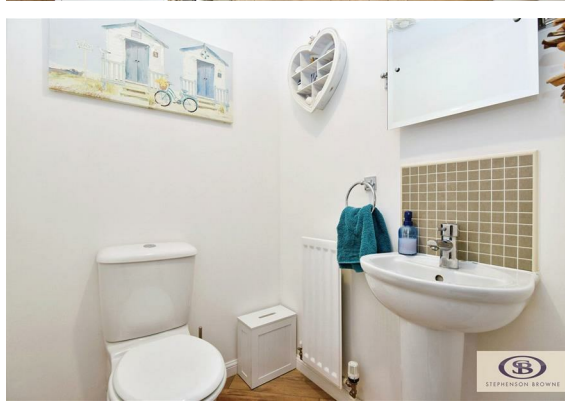
A most magnificent and superbly well presented, substantially proportioned detached home, nestled into a spacious plot on a sought after road within the bespoke and highly regarded Wychwood Village development. Surrounded by gorgeous Cheshire countryside, Wychwood Village offers a unique living experience, it is conveniently positioned only a short commute to the villages of Betley, Wrinehill and Shavington, and the larger market town of Nantwich. On the doorstep of commuting links like the A500, M6 Motorway and Crewe Railway Station.

Beautifully maintained by the current owners, this exceptionally versatile home is perfect to suit a range of lifestyles. Encompassing vast proportions throughout to include a generous lounge, separate dining room and fabulous size stylish fitted kitchen breakfast room. Further to this, there is separate cloakroom ensuring there is a toilet on each floor.

This residence hosts five bedrooms over two floors and three en-suites. Furthermore, there is a lovely family bathroom ensuring that their is ample facilities for all.

To the outside, the home is fronted by a lovely landscaped garden and to the side is a tandem garage and invaluable off road parking. The home boasts a beautiful garden landscaped and featuring a plethora of mature plant life and shrubbery, all of which contribute to a quaint living experience.

Truly a home where precious memories can be made and treasured this is not just four walls and a roof this is a place where each room flows effortlessly into the next, somewhere to be proud to call home!





### Entrance Hall

Welcoming entrance with stairs to first floor.

### Cloakroom

Modern suite

### Lounge

Great size with French doors opening into the dining room.

### Dining Room

Located to the rear with French doors to the garden.

### Breakfast Kitchen

Stunning range of fitted units providing ample storage, integrated appliances and breakfast bar, a feeling of sophistication and style, certainly the heart of the home.

### Stairs to First Floor

Landing with access to second floor.

### Bedroom Two

Good size double room

### En-Suite Shower Room

Lovely modern suite.

### Bedroom Three

Good size double room.

### En-Suite

Lovely modern suite.

### Bedroom Five

Great size room.

### Family Bathroom

Lovely modern suite.

### Stairs to Second Floor

Landing giving access to both bedrooms.

### Bedroom One

Great size room.

### En-Suite Shower Room

Lovely modern suite.

### Bedroom Four

Great size room.

### Externally

The property occupies a prime position standing in lovely landscaped gardens providing an ideal area for entertaining or sitting out during the summer months.





**Tandem Garage**

Up and over door, power and light. Personal door to the garden.

**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.

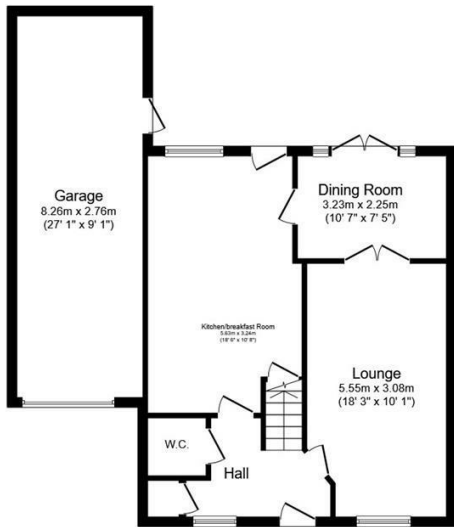
**Council Tax**

Band F

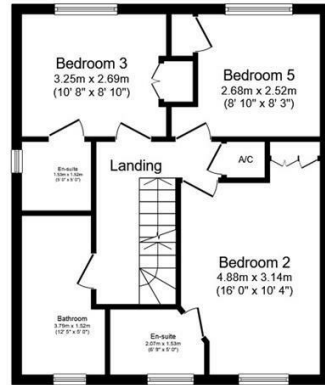




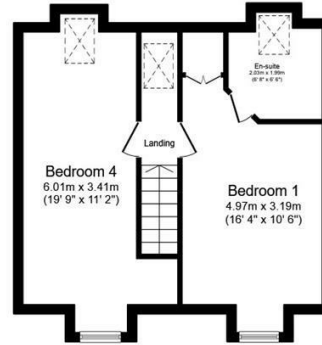
## Floor Plan



**Ground Floor**  
 Floor area 75.2 sq.m. (810 sq.ft.) approx



**First Floor**  
 Floor area 51.6 sq.m. (556 sq.ft.) approx



**Second Floor**  
 Floor area 41.0 sq.m. (441 sq.ft.) approx

Total floor area 167.9 sq.m. (1,807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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 Alsager Office on 01270 883130 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 note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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