



45 Higher Croft Drive

CW1 4FT

Offers Over £230,000



STEPHENSON BROWNE

Stephenson Browne are delighted to market this IMMACULATEDLY presented three bedroom semi detached home which offers a perfect blend of comfort and modern living. Situated within a well respected development, the property is conveniently close to local amenities and excellent schools, making it an ideal choice for families.

Upon entering, you will find well proportioned accommodation with a spacious lounge providing a warm and welcoming atmosphere, while the kitchen diner overlooks the lovely west facing rear garden, allowing for an abundance of natural light to fill the space. The kitchen is designed for both functionality and style, making it a delightful area for family meals and gatherings.

The property boasts three bedrooms, with the principal bedroom featuring an en-suite shower room for added privacy and convenience. Additionally, there are two further well sized bedrooms, ensuring ample space for family or guests. The home also includes a useful utility room and a downstairs W.C., enhancing the practicality of everyday living.

The fabulous enclosed rear garden is lovely and offers a peaceful outdoor retreat that is perfect for enjoying sunny afternoons or hosting barbecues. With off road parking available, this property caters to the needs of modern life.

This STUNNING home must be viewed to fully appreciate its charm and the quality of its finish. Don't miss the opportunity to make this delightful property your own.

Entrance Hall





Lounge
14'4" x 11'10" (4.39m x 3.63m)

Kitchen/Diner
12'2" x 11'10" (3.73m x 3.62m)

Utility
6'4" x 3'4" (1.95m x 1.04m)

W.C

Stairs to First Floor

Bedroom One
9'6" x 9'2" (2.92m x 2.80m)

En-suite

Bedroom Two
11'8" x 8'9" (3.57m x 2.68m)

Bedroom Three
11'7" x 6'5" (3.55m x 1.96m)

Bathroom



Externally
The property sits proudly amongst a collection of similar homes, nicely set back from the road. With a neat front garden and a private driveway adjacent. To the rear, the west facing garden is a good size and fully enclosed.

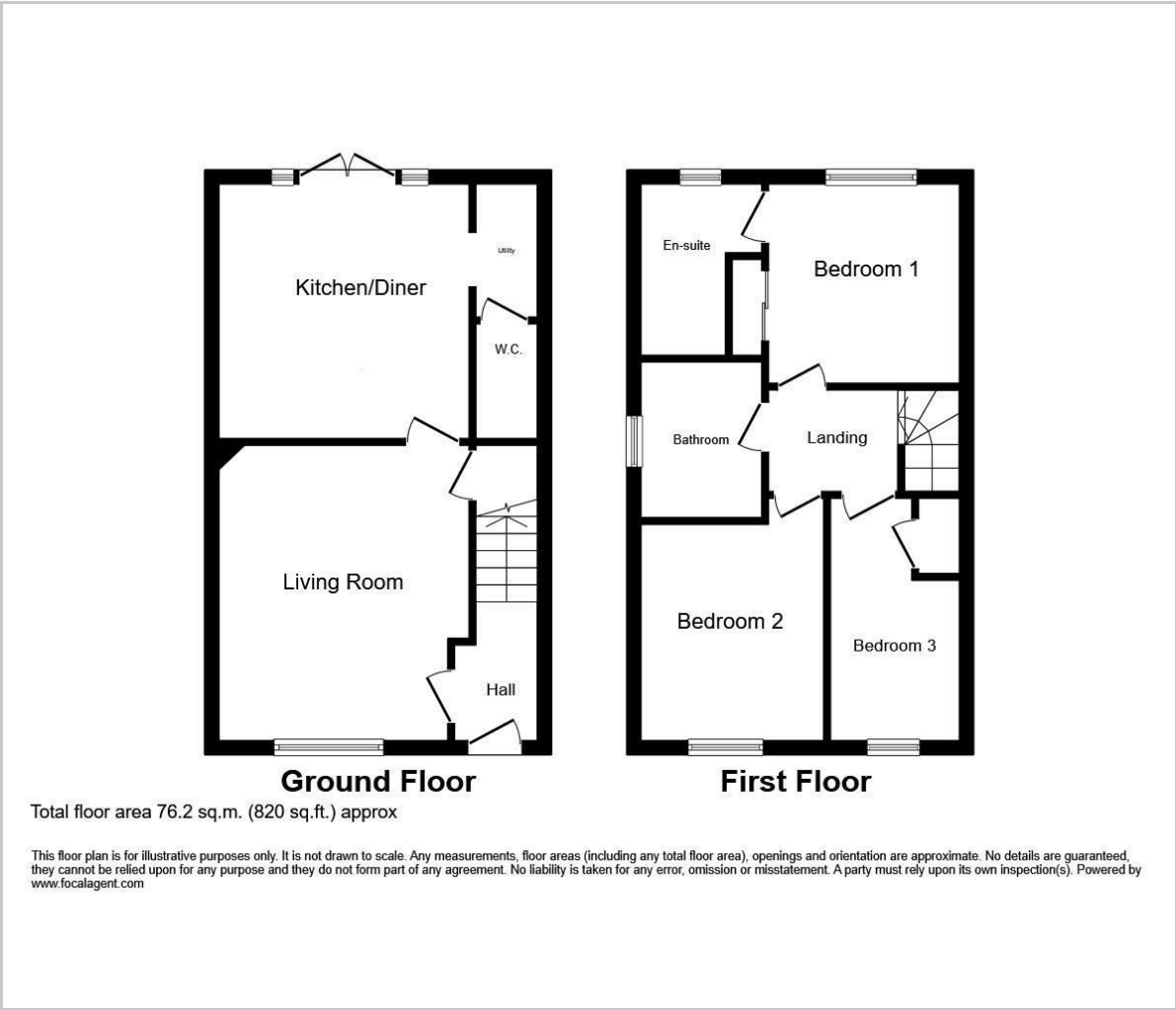
Council Tax
Band B.

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

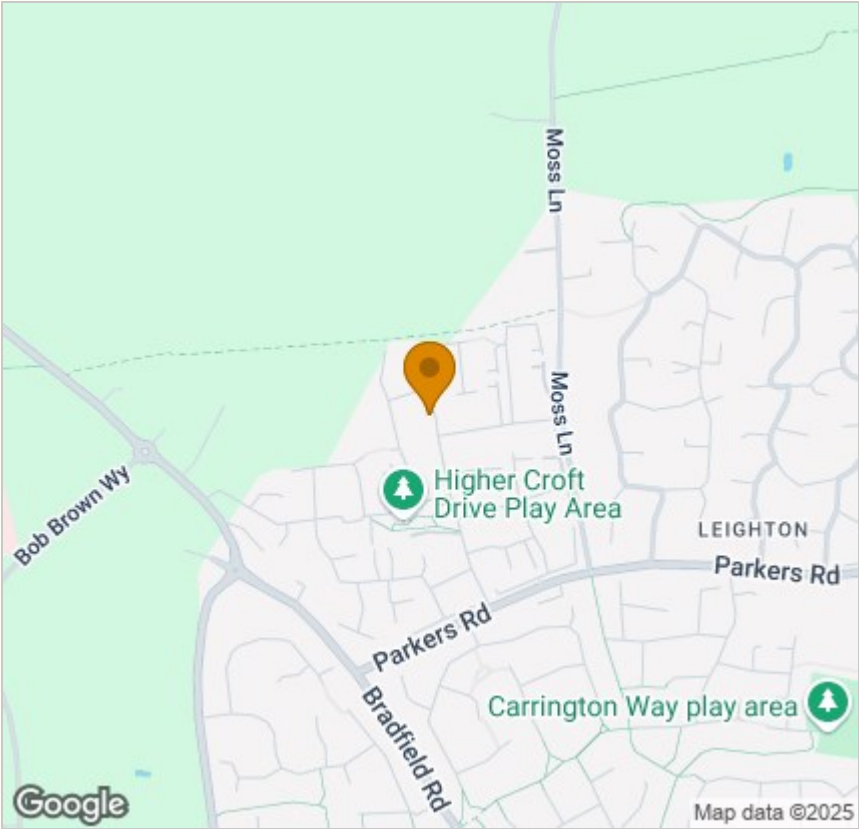


Viewing

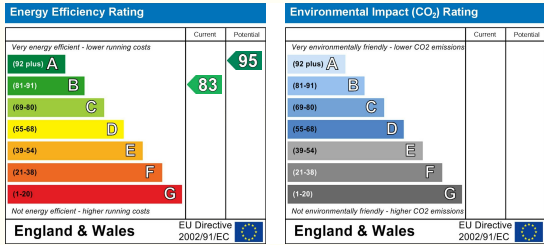
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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