



33 Broomhall Drive

CW2 5SW

Asking Price £320,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to present this immaculately presented four bedroom detached house which offers a perfect blend of comfort and style. The property is ideally situated close to local amenities and boasts access to good primary and secondary schools, making it a fantastic choice for families.

Upon entering, you are welcomed into a spacious entrance hall which leads to the inviting living room, featuring a large box bay window that floods the room with natural light, complemented by a striking feature fireplace that adds a touch of elegance. The generous kitchen diner is perfect for both cooking and entertaining, providing ample space for a sofa, creating a warm and inviting atmosphere for family gatherings.

The ground floor also includes a convenient downstairs W.C. The galleried landing enhances the sense of space throughout the home. The property has four well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, ensuring privacy and comfort. The family bathroom is also well appointed, catering to the needs of the household.

Outside, the property boasts a lovely rear garden, complete with an Indian stone patio, perfect for alfresco dining or simply enjoying the outdoors. The garden is fully enclosed, providing a safe space for children and pets to play. Additionally, there is a detached single garage and off road parking adding to the convenience of this delightful home.

This property is a true gem in a sought after village location, offering a wonderful opportunity for those seeking a spacious family home in a vibrant community.



Entrance Hall

10'2" x 9'3"

Living Room

18'4" x 11'6"

Kitchen/Diner

21'2" x 12'6"

W.C

Stairs to First Floor

Bedroom One

11'8" x 11'4"

En-suite

Bedroom Two

9'7" x 9'3"

Bedroom Three

11'5" x 6'9"

Bedroom Four

9'5" x 6'5"

Bathroom

Externally

The property is tucked nicely away in this well thought of, established development. The property is approached over a private driveway which leads to the detached single garage. To the rear, the garden is a good size being mainly laid to lawn and has a lovely indian stone patio to sit out and enjoy the warmer months.

Council Tax

Band D

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.

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

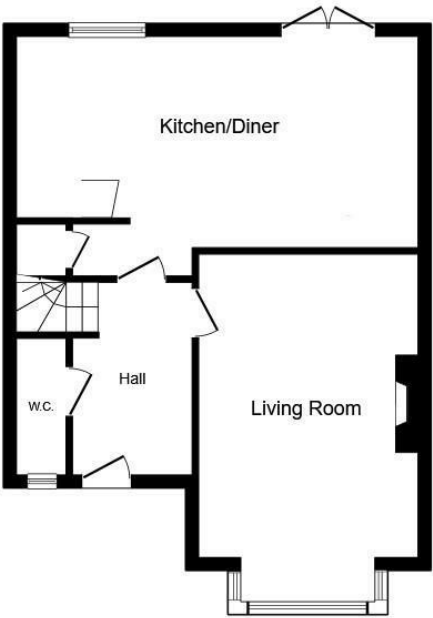
For a FREE valuation, please call or email and we will be delighted to assist.



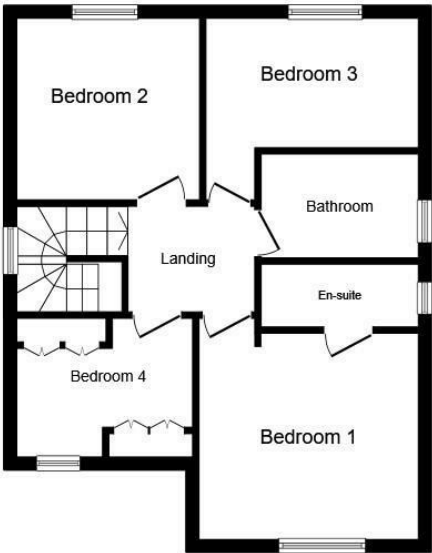
- Immaculately Presented Detached Home
- Four Bedrooms
- En-suite To Principal
- Stunning Living Room With Feature Fireplace
- Spacious Kitchen/Diner
- Lovely Enclosed Garden
- Off Road Parking
- Detached Single Garage
- Sought After Village Location
- Close To Good Schools And Local Amenities



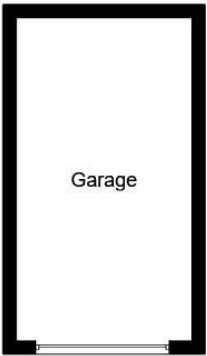
Floor Plan



Ground Floor



First Floor



Garage

Total floor area 116.7 m² (1,257 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

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

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