



**47 Dig Lane**

CW5 7EY

**Asking Price £340,000**



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STEPHENSON BROWNE



Stephenson Browne are proud to present this EXQUISITE semi-detached house on Dig Lane, Wyburnbury which offers a unique blend of PERIOD ELEGANCE and modern comfort. This property is a rare find, showcasing original features that pay homage to its historical roots, all while offering a serene and inviting atmosphere. With its thoughtful design, including bespoke plantation shutters throughout, lovingly curated by the current owners, you will be enveloped in a sense of calm and style from the moment you enter.

With TWO spacious reception rooms, this property is perfect for both entertaining and enjoying quiet family time. The first reception room features a delightful bay window with window seat as well as a stunning fireplace housing a multi fuel burner, complemented by beautiful parquet flooring which add character and warmth to the space. The dining room is equally as stylish and inviting.

The SUPERB kitchen family room boasts a large central island, ambient lighting, and an abundance of storage. Equipped with high end appliances, this kitchen is a dream for any culinary enthusiast, making it an ideal space for family gatherings and social occasions and has the added benefit of bi-fold doors which open onto the PEACE and SERENITY of the rear garden. Lastly, there is the convenience of a downstairs W.C AND laundry room adding to the practicality of this lovely home.

Upstairs there are three generously sized double bedrooms, ensuring ample space for relaxation and privacy. The family bathroom is well appointed and gives a spa like feel. Particular note should be made about the landing area, being of a good size and could be a useful study area or a quiet place to sit and read.

Outside, the generous garden provides a tranquil retreat, perfect for enjoying the outdoors, whilst off road parking for two vehicles ensures convenience for you and your guests.





**Entrance Hall**

12'2" x 5'5" (max)

**Living Room**

14'0" x 11'11"

**Dining Room**

14'1" x 7'7"

**Kitchen/Family Room**

15'2" x 10'5"

**Laundry Room**

5'5" x 2'7"

**W.C**

**Stairs To First Floor**

**Bedroom One**

14'1" x 16'4" x 10'5" (max)

**Bedroom Two**

14'1" x 11'10"

**Bedroom Three**

11'5" x 7'8"

**Bathroom**

**Externally**

The property sits back nicely from the road on an elevated position. There is ample off road parking to the front and to the rear, the garden is fully enclosed and features well thought out zones for entertaining, peaceful and tranquil moments as well as areas to grow plants/vegetables. There is also a useful storage building to the side which in addition offers an outdoor kitchen.

**Council Tax**

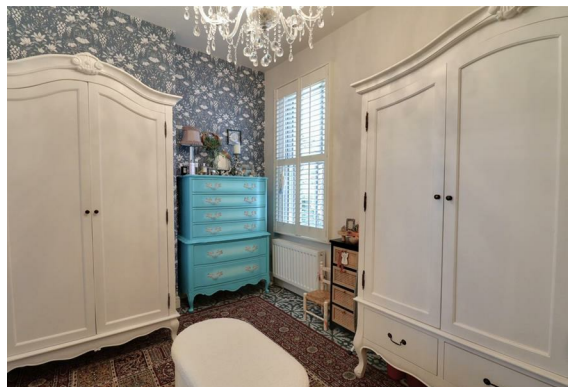
Band D.

**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.

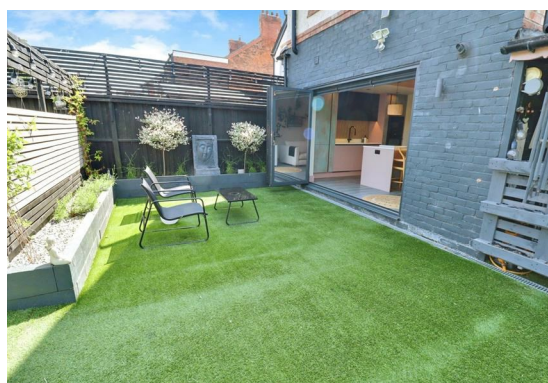
**Need to Sell?**

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



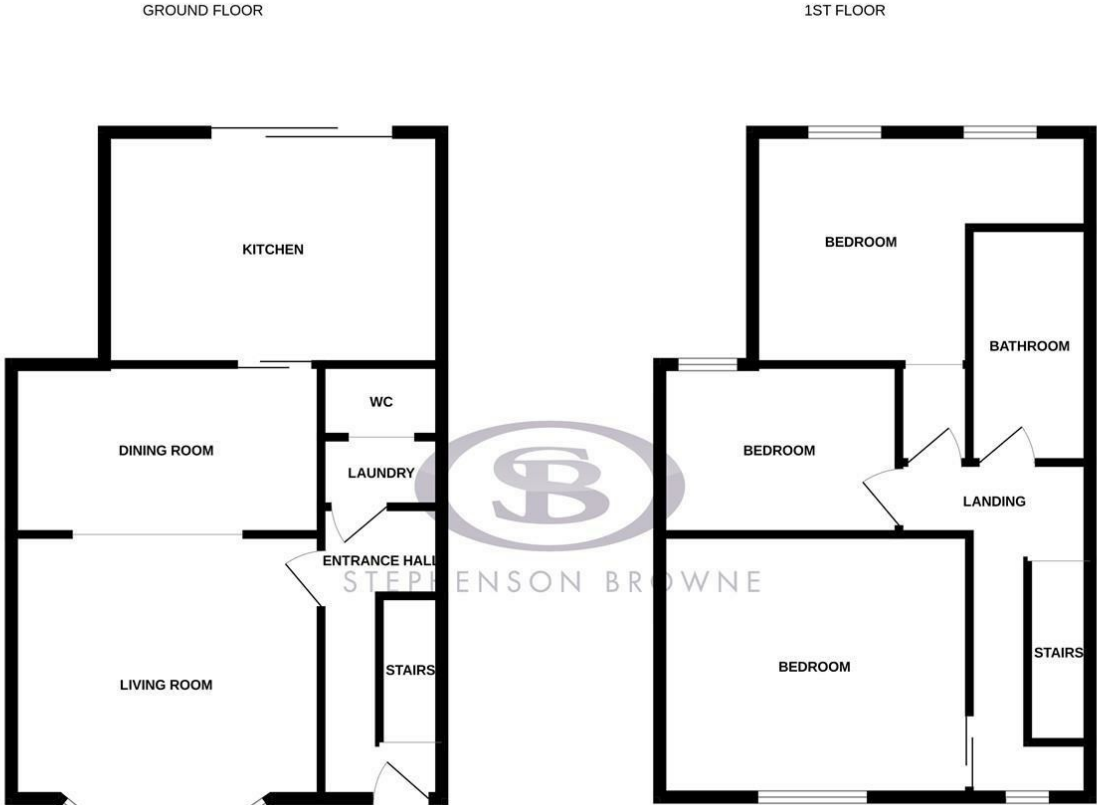


- Enchanting Period Property
- Three Bedrooms
- Sought After Village Location
- Lovingly Curated Interior By Current Vendors
- Magnificent Kitchen With Bi-Folds Overlooking Rear Garden
- Original Features
- Well Proportioned Accommodation
- Fully Enclosed Rear Garden With Space For A Hot Tub
- Off Road Parking
- Must Be Viewed!



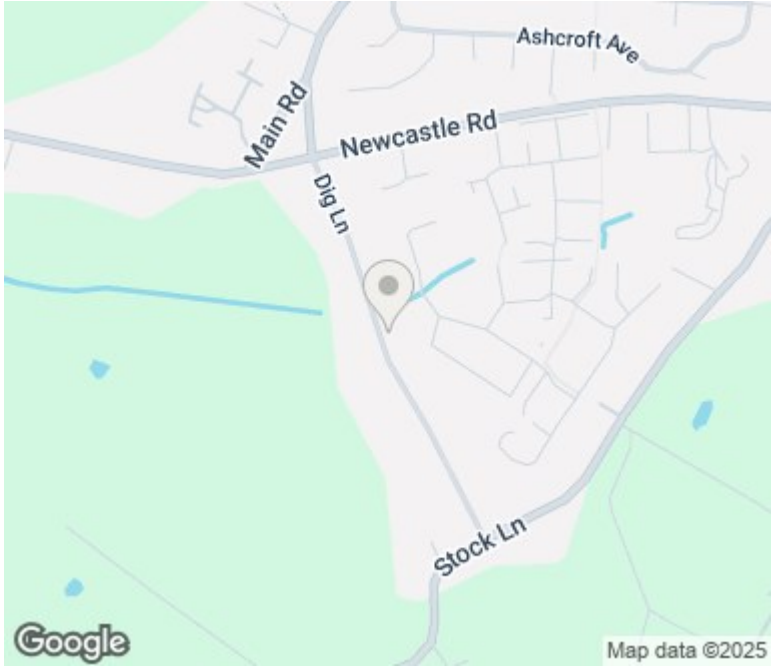


Floor Plan



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		
(81-91) B		
(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 wish to arrange a viewing appointment or require further information.

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