



31 Taylor Road

CW2 8GJ

Offers Over £290,000



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STEPHENSON BROWNE

Stephenson Browne delight in welcoming you to Taylor Road, one of the largest plots on the development, located in the charming area of Wistaston. This beautiful three bedroom detached family home offers a perfect blend of comfort and modern living. Situated near the picturesque Bluebell Woods, an ideal location for enjoying leisurely nature strolls. The property is part of a well planned development of similar homes, providing a sense of community while being conveniently located close to both Crewe and Nantwich town centres. Major employers, including Leighton Hospital and Bentley Motors, are just a short drive away, making this home perfect for professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable lounge, perfect for relaxation and family gatherings. Glass opening doors connect into the heart of the home where the light and airy modern kitchen and dining area is located, boasting built-in appliances with access to the practical utility room which is conveniently located off the kitchen, along with a downstairs cloakroom for added convenience.

To the first floor is a spacious landing with storage and three generously sized double bedrooms, each equipped with built-in wardrobe space. The principal bedroom features an en-suite shower room, while a modern family bathroom serves the other two bedrooms, ensuring ample facilities for all.

French doors take you to the stunning rear landscaped garden. A true highlight of the home that comes complete with raised flower beds, a decking area that features a modern pergola, perfect for relaxing, entertaining and even sunbathing! While the extensive patio is a fabulous space for hosting family gatherings, enjoying alfresco dining or to just simply unwind.

With off road parking, an integral garage, this delightful home offers both practicality and charm. A perfect sanctuary for families seeking a blend of modern living and natural beauty, a property not to be missed!



Porch

Entrance Hall

Lounge

14'7" x 8'9"

Kitchen Diner

20'4" x 8'1"

Utility Room

Cloakroom

Stairs To First Floor

Principle Bedroom

12'7" (into bay) x 7'9" (10'11" max)

En-Suite

Bedroom Two

11'4" x 8'1"

Bedroom Three

9'5" x 8'9"

Bathroom

Externally

The property sits proudly behind a tarmacadam drive and front lawn with paved side access and gate leading to the rear. A wonderfully landscaped garden awaits, ideal for modern day living! Featuring a neat lawn, raised flower beds, decking and patio that will not disappoint. Ample storage to the side of the property offers great potential too!

Garage

Integral with internal access, ideal ample storage for convenience.

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.

Council Tax

Band C

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.

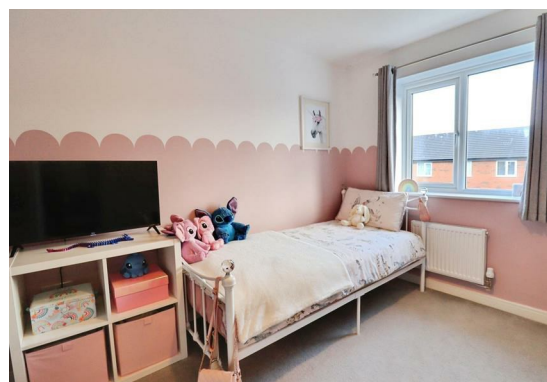
For a FREE valuation, please call or email and we will be delighted to assist.

Agent Note

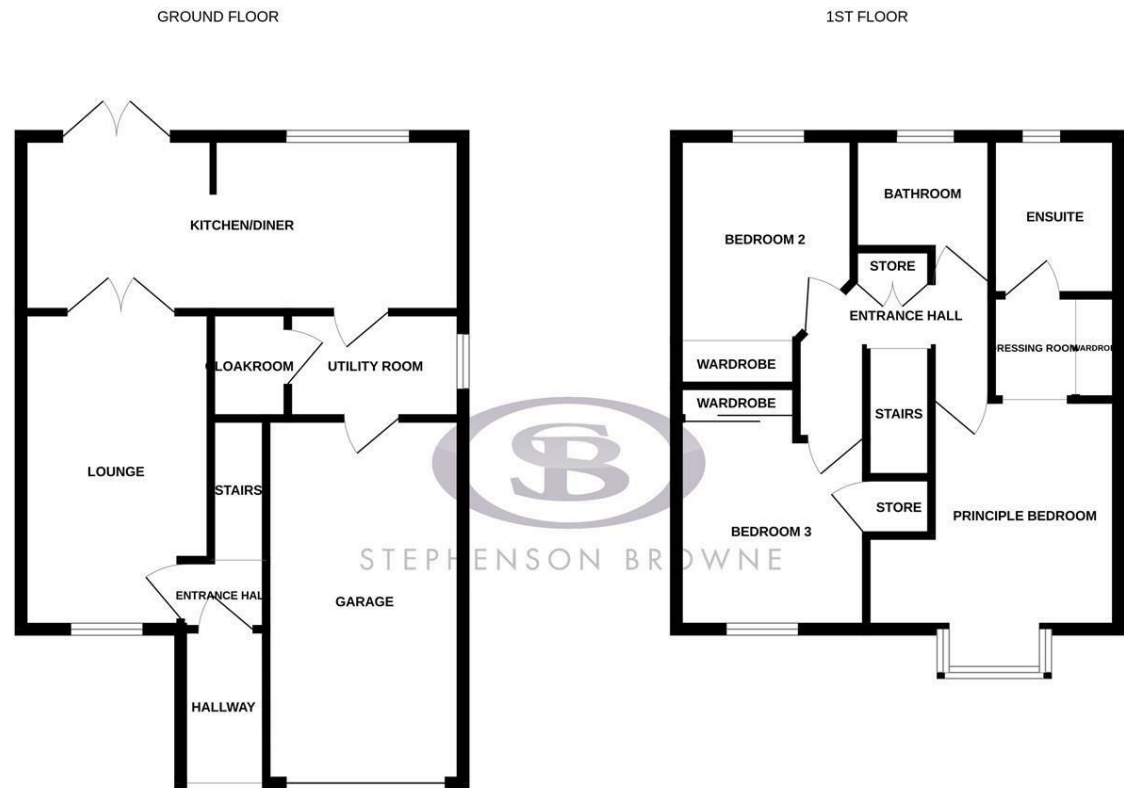
The vendor of this property is an employee of Stephenson Browne.



- Modern Detached Family Home On A Large Plot
- Three Double Bedrooms
- En-Suite Facility
- Built In Wardrobes
- Ideal For A Wide Variety Of Buyers
- Utility Room
- Features Fitted Venetian Blinds
- Integral Garage & Off Road Parking
- Spectacular Landscaped Garden
- Freehold

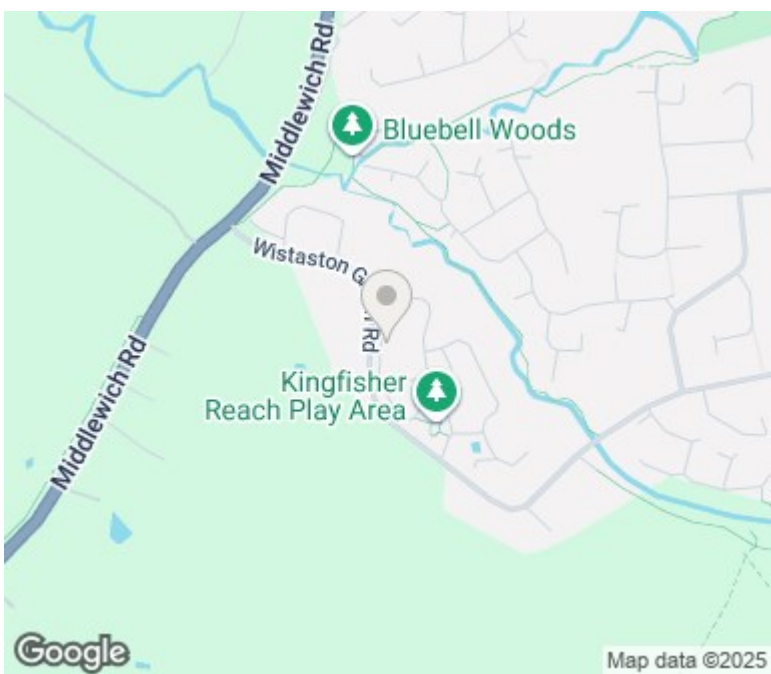


Floor Plan



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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