



**2 Bream Place, Stapeley, CW5 7GZ**  
**£376,000**

PROPERTY  
PERSPECTIVE



## The Property Perspective

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PROPERTY  
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We are delighted to offer this stunning 3 bedroom, detached property on the lovely Maylands Park Development. Living here you'll benefit from so many things. There's a spacious lounge with French doors leading to the garden, a stylish open plan kitchen with dining and family area, along with access to a handy utility room. There's also a downstairs WC and parking for 2 cars. Upstairs you'll find 2 double bedrooms-the main includes an en suite, single bedroom and a family bathroom. This is the perfect family home in the heart of Cheshire!

Set in beautiful rural settings, Maylands, is very close to Nantwich town centre. There are a number of Ofsted 'outstanding' schools within walking distance, making it the ideal for growing families and the location also provides excellent commuter links for both trains and motorways-everything is on your doorstep!

Freehold  
EPC rating B  
Council Tax TBC  
10 year Structural Warranty  
2 year Builder's Defect  
Management fee £271.75 PA

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### WC 4'10" x 3'3" (1.48m x 1.01m)

Contemporary WC with white sanitary ware plus tiling.

#### LOUNGE 17'10" x 10'4" (5.45m x 3.15m)

Bright, spacious lounge with French doors leading to lovely garden- perfect for entertaining.

#### KITCHEN/DINING/FAMILY AREA 17'10" x 10'3" (max) (5.45m x 3.14m (max))

Stylish, large open plan kitchen with dining and family area with access to utility room.

#### UTILITY 5'10" x 5'6" (1.80m x 1.68m)

Great for laundry.

### FIRST FLOOR

#### LANDING

Leading to

#### MASTER BEDROOM 14'2" x 13'3" (4.32m x 4.05m)

Beautiful master bedroom leading to

#### EN SUITE 6'0" x 5'9" (1.85m x 1.77m)

Contemporary en suite with white sanitary ware plus tiling.

#### BEDROOM 2 10'11" x 9'8" (3.34m x 2.97m)

An impressive double bedroom.

#### BATHROOM 6'7" x 5'11" (2.02m x 1.81m)

Contemporary family bathroom with white sanitary ware plus tiling.

#### BEDROOM 3 8'10" x 7'4" (2.71m x 2.26m)

An impressive single bedroom.

### EXTERNAL

Garden

\*\*\* From Developers standard range and pricing.

\*Any incentives are subject to builders terms, conditions and price differentials

\*\*\*\* PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*

