



24 Princess Drive, Wistaston, Crewe, Cheshire, CW2 8HP

£525,000

**BAKER
WYNNE &
WILSON**

A MOST ATTRACTIVE, INDIVIDUAL, DETACHED BUNGALOW SET IN A TRANQUIL LOCATION IN THE SOUGHT AFTER PARISH OF WISTASTON.

SUMMARY

Entrance porch, entrance hall, dining room, living room, kitchen, laundry room, conservatory, master bedroom with ensuite, two further bedrooms/study, family shower room, double garage with attic storage space, ATTACHED CARAVAN, CAR PORT 24'0" X 13'0" landscaped gardens.

DIRECTIONS

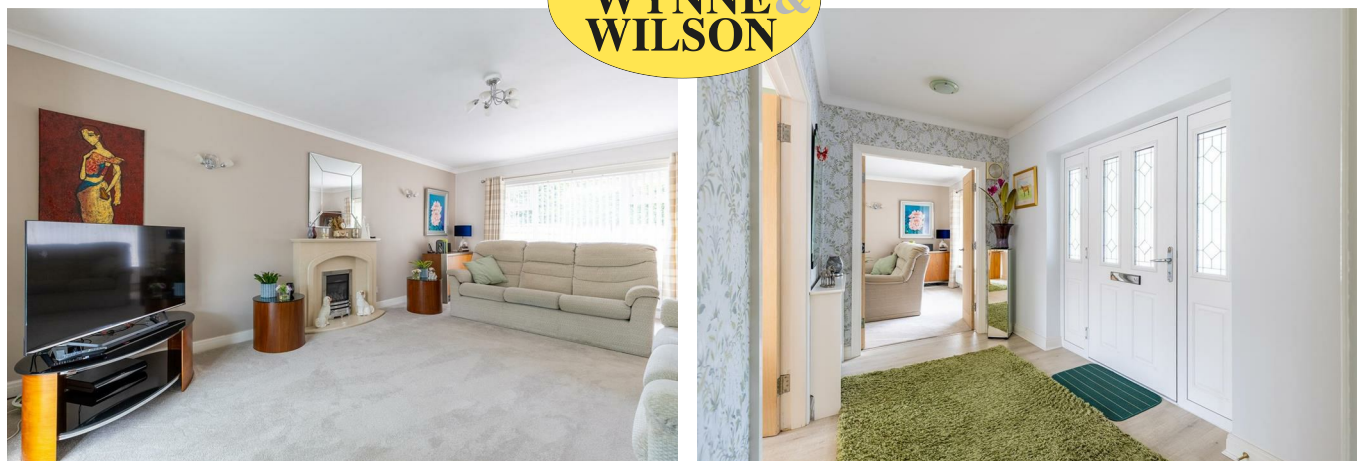
From Nantwich proceed along Crewe Road, past the Peacock, at the roundabout continue straight on into Willaston/Wistaston, at Jacksons Corner, pass the turning for Church Lane on the left, take the next left on to Princess Drive and the property is mid way down on the right hand side, not quite visible from the road.

LOCATION AND AMENITIES

The bungalow occupies a most sought after position in Wistaston, situated in a well establish residential locality within easy reach of the market town of Nantwich, being some 2.5 miles and the larger centre of Crewe is approximately 2.5 miles also. Crewe boasts a fast intercity railway network (London Euston 1.5 hours, Manchester 40 minutes), the M6 motorway (junction 16) is approximately 10 miles.

DESCRIPTION

The bungalow built of traditional brick construction under a Marley tiles roof has a pleasant bonus of having undergone an extensive programme of refurbishment over the last 3 years. Various extensions have been made to the rear elevation, along with a refurbished kitchen, new family shower room and ensuite with whirlpool bath. Externally the whole has undergone a programme of landscaping with gravelled area, astro turf and a tarmacadam's drive for several vehicles to the front and a side pathway leading to an L shaped garden with a raised lawn, retaining wall and borders with numerous plants and evergreens. Further lawn leads to fruit trees and vegetable garden enjoying and East to westerly aspect.



ENRTRANCE HALL

Composite door, Oak double doors leading to the living room

LIVING ROOM

20'10" x 12'1"

The central attraction being a granite fireplace with inset and hearth housing a recently fitted coal effect fire. Double glazed picture window to front, wall light point, TV point, ceiling cornices, two radiators, double glazed uPVC French doors leading to the conservatory:-

CONSERVATORY

18'0" x 15'0"

UPVS construction, laminate flooring, power point, radiator, double glazed French doors opening to a charming aspect overlooking the garden.

DINING ROOM

12'10 x 10'4"

Radiator, ceiling cornices, double glazed window.

KITCHEN

16'0" x 10'5"

Newly refurbished with an exclusive range of units, shaker style handles, 1 1/2 bowl sink unit, AEG four burner induction hob, integrated microwave, AEG single oven, American style fridge freezer (fitted July 2024), dishwasher, wall cupboards, double glazed window, radiator, double glazed single door leading to the laundry room.

LAUNDRY ROOM

Brick and uPVC construction, plumbing for washing machine and space for dryer, double glazed, power and light, French doors to rear of property.

INNER HALLWAY

Large cloak/meter cupboard, airing cupboard with shelving and radiator, further store cupboard.



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SHOWER ROOM

Newly refurbished, fully decorative tile walls, fully glazed frameless shower unit by Merlin, pedestal wash basin, low level WC, radiator, towel rail, double glazed window.

BEDROOM

14'4" x 12'7"

Range of ladies and gent built in wardrobes with matching bedside cabinets, radiator, double glazed window.

ENSUITE

Whirlpool style bath, pedestal wash basin, low level WC, radiator, fully decorative tiled walls.

BEDROOM

14'4" x 12'10"

Range of ladies and gent built in wardrobes, radiator, double glazed window to rear.

BEDROOM/STUDY

10'10" x 8'1"

TV point, telephone point, radiator, double glazed window.

OUTSIDE

Tarmacadam driveway, ample parking also leading to DOUBLE GARAGE 21'0" x 21'0" with roller shutter doors,, power and light, double glazed windows, ladder access to a fully boarded loft space with ample storage. Attached purpose built caravan/car port 24'0" X 13'0" with power point.

GARDENS

Gravelled area with astro turf to the front, raised borders, side access leads to landscaped garden to the rear with raised lawned area, borders, summer house and patio area with pergola, into a further lawned area with various fruit trees, apple, plum and cherry, vegetable plot, green house, garden store 12'0" x 10'0"

TENURE

FREEHOLD

SERVICES

All mains services are connected to the property.

COUNCIL TAX

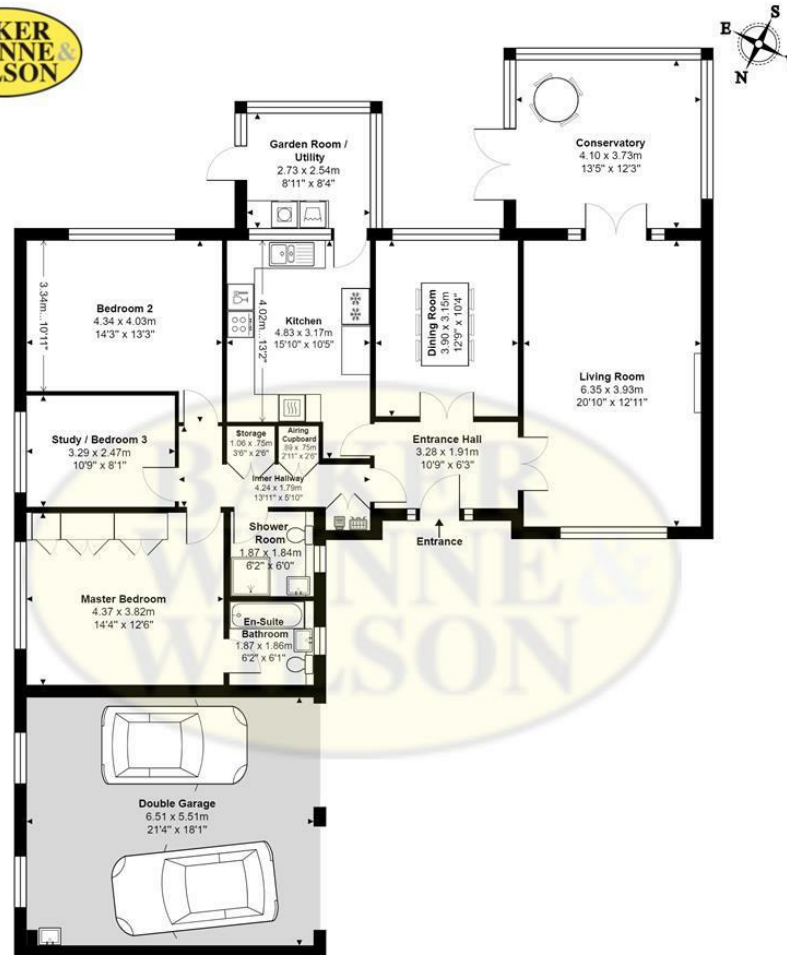
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VIEWINGS





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24 PRINCESS DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 8HP

Approximate Gross Internal Area: 177.0 m² ... 1905 ft² Includes Double Garage
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(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	

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