



7 Princess Grove, Wistaston, Crewe, CW2 8HR

Guide Price £415,000

**BAKER  
WYNNE &  
WILSON**



A MODERN THREE-BEDROOM DETACHED BUNGALOW WITH SPACIOUS ROOMS, A STUNNING GARDEN, A GARAGE AND PARKING FOR THREE CARS.

## DESCRIPTION

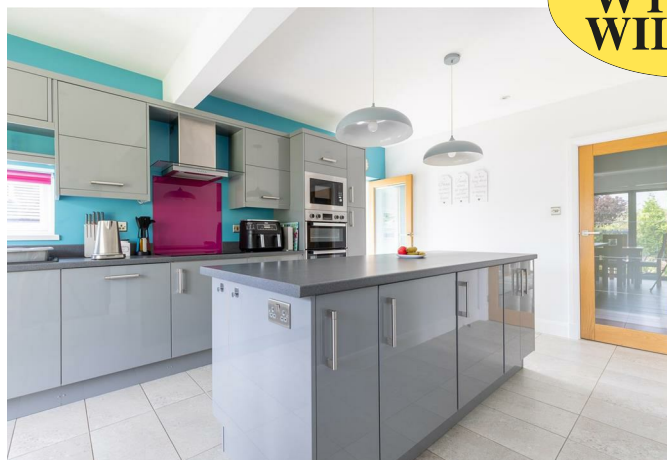
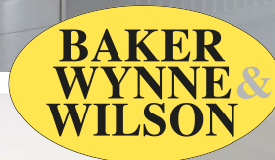
This beautifully presented modern three-bedroom bungalow offers spacious living with an impressive garden and ample parking for up to three cars. The property features a bright and welcoming entrance porch, leading to a well-laid-out interior with a fully equipped kitchen, a lounge with bifold doors opening to the garden, and two generous double bedrooms, with an additional versatile room that could be used as a third bedroom or office. A modern shower room and a large garage to further enhance the home.

## SUMMARY

Entrance Porch, Hallway, Kitchen, Utility, Lounge, Two Double Bedrooms, One Single Bedroom, Garage and Garden.

## LOCATION & 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.



## 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. Proceed down Princess Drive and turn right on to Princess Grove, the property is then on the left hand side.

## ACCOMMODATION

### ENTRANCE PORCH

The entrance features a double-glazed frosted porch at the front. with tiled walls, a tiled floor and spotlights. A frosted glass door leads into the main hallway.

### HALLWAY

Upon entering the hallway, you'll find access to a boarded loft via a fitted ladder, complete with a Velux window. The hallway features wooden flooring, spotlights, a radiator, a telephone point, and a storage cupboard.

### CLOAKROOM

The cloakroom is equipped with a low-flush WC, a sink basin, and pendant lighting.

### KITCHEN

The kitchen is fitted with both under-counter and overhead storage cupboards, complemented by a grey work surface. A central island provides additional storage. Appliances include a microwave, a Beko double oven, a Hotpoint electric hob with an extractor fan, and a Beko dishwasher. The kitchen also features a 1.5-basin sink, spotlights, and tiled flooring. Bifold doors lead into the garden, with a double-glazed window to the side and two radiators.



**BAKER  
WYNNE &  
WILSON**





## UTILITY ROOM

The utility room includes a tiled floor, plumbing for a washing machine and dryer, and a grey worktop. The Worcester Bosch boiler is housed here. A double-glazed window and a UPVC glass door provide access to the garden.

## LIVING ROOM

The living room boasts a log burner with a wooden mantle. Bifold doors open to the garden, with three double-glazed windows to the side, two pendant lights, a TV point, two radiators, and carpet flooring.

## BEDROOM ONE

This spacious double bedroom includes a large double-glazed window at the front. It also features his-and-hers fitted wardrobes, a radiator, carpeting, and spotlights.

## BEDROOM TWO

A well-proportioned double bedroom, featuring a double-glazed window to the front, a central pendant light, a radiator, and carpeting.

## BEDROOM THREE

With a double-glazed window to the side, this versatile room can function as either a third bedroom or a home office. It includes a pendant light, a radiator, and carpet flooring.

## SHOWER ROOM

The modern shower room includes a three-piece white suite with a low-flush WC, a vanity unit with a light-up mirror, and a shower cubicle featuring a rain-effect showerhead. The room is fully tiled, with a frosted window to the side, tiled flooring, and a radiator.

## GARAGE

The garage features an up and over garage door, frosted windows, lights, and power.

## OUTSIDE

The property is rendered and offers parking for up to three cars at the front. To the rear there is a paved area that leads to the garage and a side entrance around the property. A raised flower bed adds charm to the space. The garden offers a raised patio with additional flower beds and steps leading to a sunken lawn. This area provides access to a summer house and a private patio, surrounded by mature flower beds

## SERVICES

All main services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## TENURE

Freehold

## COUNCIL TAX

Band D

## VIEWINGS

By appointment with Baker Wynne and Wilson  
012370 625214





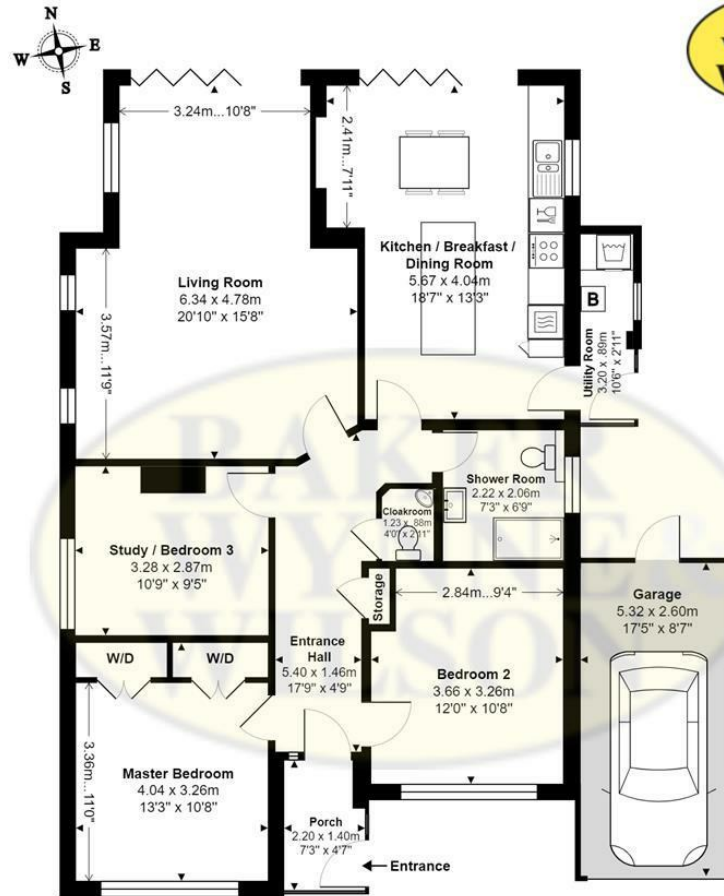


**BAKER  
WYNNE &  
WILSON**



[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





**7 PRINCESS GROVE, WISTASTON, CREWE, CHESHIRE, CW2 8HR**

Approximate Gross Internal Area: 123.2 m<sup>2</sup> ... 1326 ft<sup>2</sup> Includes 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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property