



5 Little Lakes, Weston, Crewe, CW2 5GX
Guide Price £730,000

**BAKER
WYNNE &
WILSON**

A MOST IMPRESSIVE DETACHED HOUSE EXTENDING TO ABOUT 3,150 SQUARE FEET PLUS THE DOUBLE GARAGE WITH LANDSCAPED REAR GARDENS ENJOYING A MAGNIFICANT SOUTH FACING ASPECT OVER THE GOLF COURSE

DOWNSTAIRS

The property is accessed via a UPVC front door with glazed panel and double glazed windows to either side. The entrance hall features wooden flooring, a pendant light, radiator, and access to understairs storage and a cloakroom.

The living room has carpeted flooring, two pendant lights, a fireplace with stone hearth and surround, two radiators, and double glazed patio doors with side windows opening to the rear garden.

To the front of the property, the dining room includes a large double glazed bay window, spot lighting, carpeted flooring, and a radiator.

The cloakroom comprises a low flush W/C, hand basin, half tiled walls, frosted double glazed window to the front, radiator, light fitting, and wooden flooring.

At the rear, the open plan kitchen, dining and living space includes a fully fitted kitchen with matching wall and base units beneath granite worktops and a central island incorporating an AEG oven, five-ring hob and extractor. Additional integrated appliances include an AEG microwave and dishwasher, with a 1½ bowl sink and under-cabinet lighting. The kitchen area has tiled flooring, half tiled walls, spot lights, and a double glazed window to the rear.

The dining area also features tiled flooring, two pendant lights, a radiator, and a double glazed window to the side.

The living space benefits from tiled flooring, four wall lights, a radiator, side aspect double glazed window, full-height gable-end window, and rear patio doors with side windows providing access to the garden.

A utility room leads off the kitchen and includes wall and base units, a sink, plumbing for a washing machine, half tiled walls, light fitting, and a UPVC side access door.



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FIRST FLOOR

The first-floor landing is carpeted and includes a radiator, access to the airing cupboard, and storage space.

The master bedroom has carpeted flooring, a radiator, pendant light, and double glazed French doors opening onto a balcony with views over the golf course. A walk-in wardrobe features carpeted flooring, four sliding built-in wardrobes, spot lighting, and a radiator.

The en-suite comprises a walk-in shower with fully tiled walls and glass screen, panelled bath, low flush W/C, sink, radiator, frosted double glazed window to the front, carpeted flooring, spot lights, and half tiled walls.

Bedroom two has two built-in wardrobes, carpeted flooring, radiator, pendant light, and a double glazed window to the front. Its en-suite includes a shower cubicle with fully tiled walls and glass screen, low flush W/C, sink, radiator, carpeted flooring, spot lights, extractor fan, half tiled walls, and a frosted window to the front.

Bedroom three includes a side aspect double glazed window, carpeted flooring, radiator, and ceiling light.

Bedroom four has a double glazed window to the rear, carpeted flooring, radiator, and ceiling light.

The family bathroom features a panelled bath, shower cubicle with fully tiled walls and glass screen, low flush W/C, sink, frosted side aspect window, half tiled walls, carpeted flooring, spot lights, radiator, and extractor fan.

SECOND FLOOR

The second-floor landing includes carpeted flooring, pendant light, and access to a large carpeted storage cupboard with wall light.

Bedroom five/entertainment room features carpeted flooring, eight Velux windows with integrated blinds offering elevated views across the golf course, an additional rear-facing double glazed window, two radiators, pendant lights, and loft access. The Worcester boiler is housed in a separate boiler cupboard.



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GARDEN

The south-facing rear garden with an irrigation system includes two patio areas, a gravelled section, and established planting with shrubs, flowers, and mature planters. The garden is enclosed by a combination of wooden fencing and wrought iron fencing, and enjoys views over the first hole of Wychwood Park's golf course. Gated side access is available.

OUTSIDE

To the front is driveway parking for two vehicles in addition to the double garage. The garage includes two electric up-and-over doors, lighting, rear aspect double glazed windows, and a rear access door to the garden. The front garden includes a lawned area bordered by hedging, with a paved path leading to the entrance and around the side of the property.

TENURE

Freehold

COUNCIL TAX

Band G

SERVICES

All mains services are connected to the property. Boiler refitted in 2025.

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.

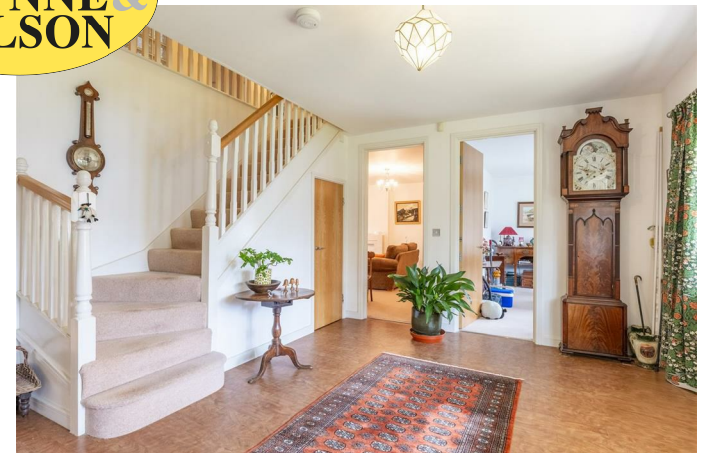
SERVICE CHARGE

Approximately £1,967 per annum

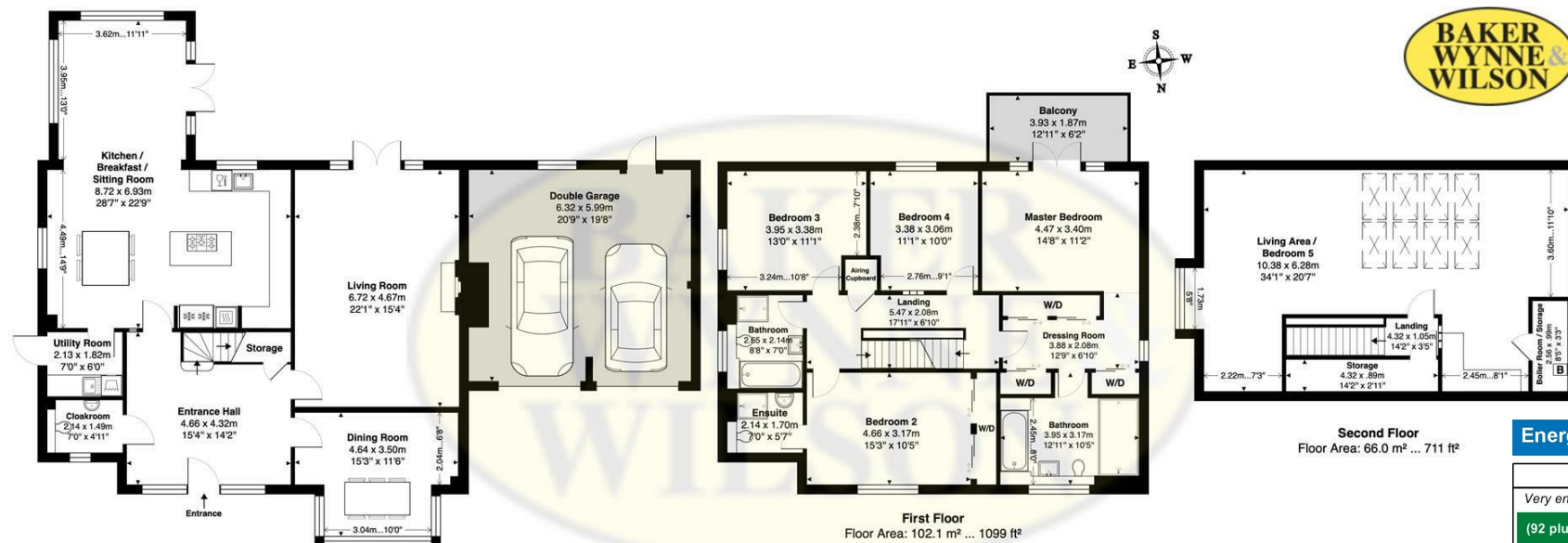
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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5 LITTLE LAKES, WYCHWOOD PARK, WESTON, CREWE, CHESHIRE, CW2 5GX

Approximate Gross Internal Area: 330.0 m² ... 3552 ft² (Including Double Garage, excluding terrace)

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 2025. Copyright.

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  | |

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