



**GASCOIGNE
HALMAN**

41 NEEDHAM DRIVE, CRANAGE

THE AREAS LEADING ESTATE AGENT



41 NEEDHAM DRIVE, CRANAGE

£595,000

A beautifully presented and spacious family home with the most delightful rear garden, four double bedrooms, two of which have en-suite shower rooms, refitted kitchen, two further reception rooms, ample parking and a detached double garage.

Located on this sought after development in Holmes Chapel, a very spacious and bright detached family home.

One of the larger style properties with a large welcoming reception hallway with a feature fireplace and staircase to the first floor, downstairs wc and access to all reception areas. The dining room to the front has a large bay window while the living room, overlooking the side and rear garden, also has a large bay to the rear which has been fitted with a window seat to look out over the private garden. The living dining kitchen offers ample space for a table and a seating area. Having been recently refitted with a range of modern units and a butchers block style work surface over. Off the kitchen is a very useful utility room which has a door opening to the side - with the potential to extend if required.

The first floor is equally as impressive. From the large reception hall, a turning staircase leads onto the bright and airy galleried landing, with all four bedrooms located off the landing area. The main bedroom is fitted with a range of Sharps bespoke wardrobes to one wall and has the benefit of a three piece en-suite shower room. Bedroom two also has the advantage of an en-suite shower room and a built in wardrobes. Bedroom three has a built in wardrobe while bedroom four is fitted with a range of office furniture for the work from home buyer. This can easily be removed if required as a bedroom.

The driveway to the front provides off road parking in front of the garage with its electric door and personal door to the garden. The front garden continues down to the road side, while a gate leads onto the rear garden with a good selection of mature shrubs and trees to offer a great degree of privacy. The garden continues across the rear and to the side. Mainly laid to lawn with a number of seating areas to capture the sun and shade throughout the day and evening.

A beautiful freehold property which must be viewed to appreciate the space.



DIRECTIONS

CW4 8FB - Needham Drive, Cranage

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

LOCAL AUTHORITY

Cheshire East, council tax band G

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC rating C

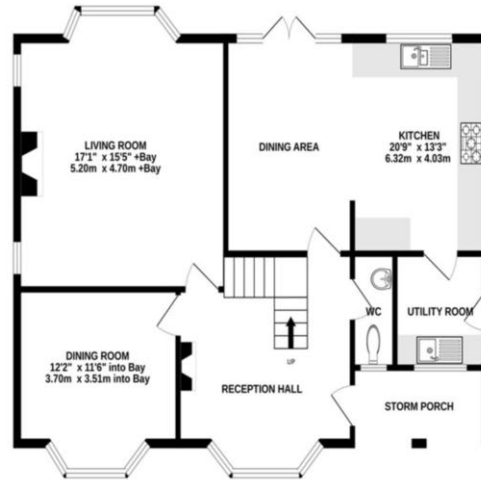
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections

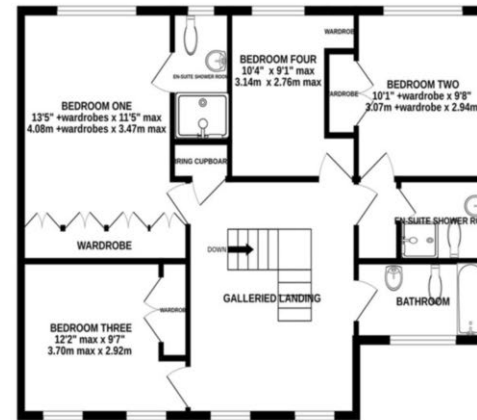
VIEWING

Viewing strictly by appointment through the agents

GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 1748 sq.ft. (162.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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