3 CANON WARD WAY, HASLINGTON, CREWE, CW1 5AA

£425,000

STEPHENSON BROWNE

Nestled in the charming village of Haslington, Canon Ward Way presents an exceptional opportunity to acquire a high specification detached family home, built in 2018. This beautifully designed Montpellier home by Bovis boasts four spacious bedrooms and two modern bathrooms, making it ideal for family living.

Upon entering, you will be greeted by a grand reception room, an ideal space for entertaining. The upgraded kitchen is a true highlight, offering a contemporary space for culinary creativity and family gatherings. The bathrooms, including the ensuite and cloakroom, have been recently enhanced with luxurious high specification suites, ensuring comfort and style throughout.

One of the unique features of this property is the garage, which is currently being utilised as a stylish salon, providing versatility to suit your lifestyle needs. The home is set within a desirable estate, surrounded by picturesque walking routes and a children's playing park, perfect for outdoor activities and family fun.

With approximately three years remaining on its NHBC Warranty, this property offers peace of mind for prospective buyers. Additionally, its convenient access to neighbouring towns makes it an ideal location for those seeking a balance of village charm and urban amenities.

In summary, this detached family home on Canon Ward Way is a splendid choice for anyone looking to settle in a vibrant community while enjoying modern comforts and a high standard of living. Do not miss the chance to make this delightful property your new home.

Entrance Hall
19'2" x 4'9"

Kitchen / Diner
17'11" x 12'2"
All newly installed, a range of wall and base units with Quartz worktops over. Integrated dishwasher and fridge freezer. Electric oven and grill. Five ring gas hob with extractor above. Composite sink. A utility area with integrated washing machine and tumble dryer. Space for a dining table.

Living Room
17'11" x 14'0"
Air conditioning system. Newly installed Bi-folding doors to replace the original patio doors. Paneled media wall. Double aspect windows.

WC
5'5" x 3'8"
Two-piece suite comprising low level WC and sink vanity unit.

Bedroom One
13'1" x 8'3"
With built-in double door wardrobe. Double aspect windows.

Ensuite
6'6" x 6'6"
Three-piece suite comprising low level WC, wall-hung sink vanity unit, and walk-in shower.

Bedroom Two
11'1" x 9'10"
A large double bedroom with double aspect windows.

Bedroom Three
11'1" x 8'1"
A great-sized double bedroom.

Bathroom
6'6" x 5'5"
Three-piece suite comprising low level WC, wall-hung sink vanity unit, and bathtub. Integrated TV.

Bedroom Four / Dressing Room
8'2" x 7'8"
Currently designed as a dressing room.

Garage Storage
25% of the original garage remaining as storage.

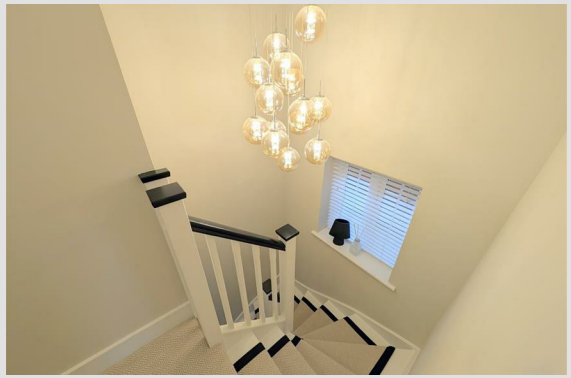
Garage
With skylight. 75% of the original garage. Air conditioning system providing heating and cooling.

Externally
South-facing garden. Bin store. Driveway security lighting and garden lighting. Venetian fencing. Pergola.

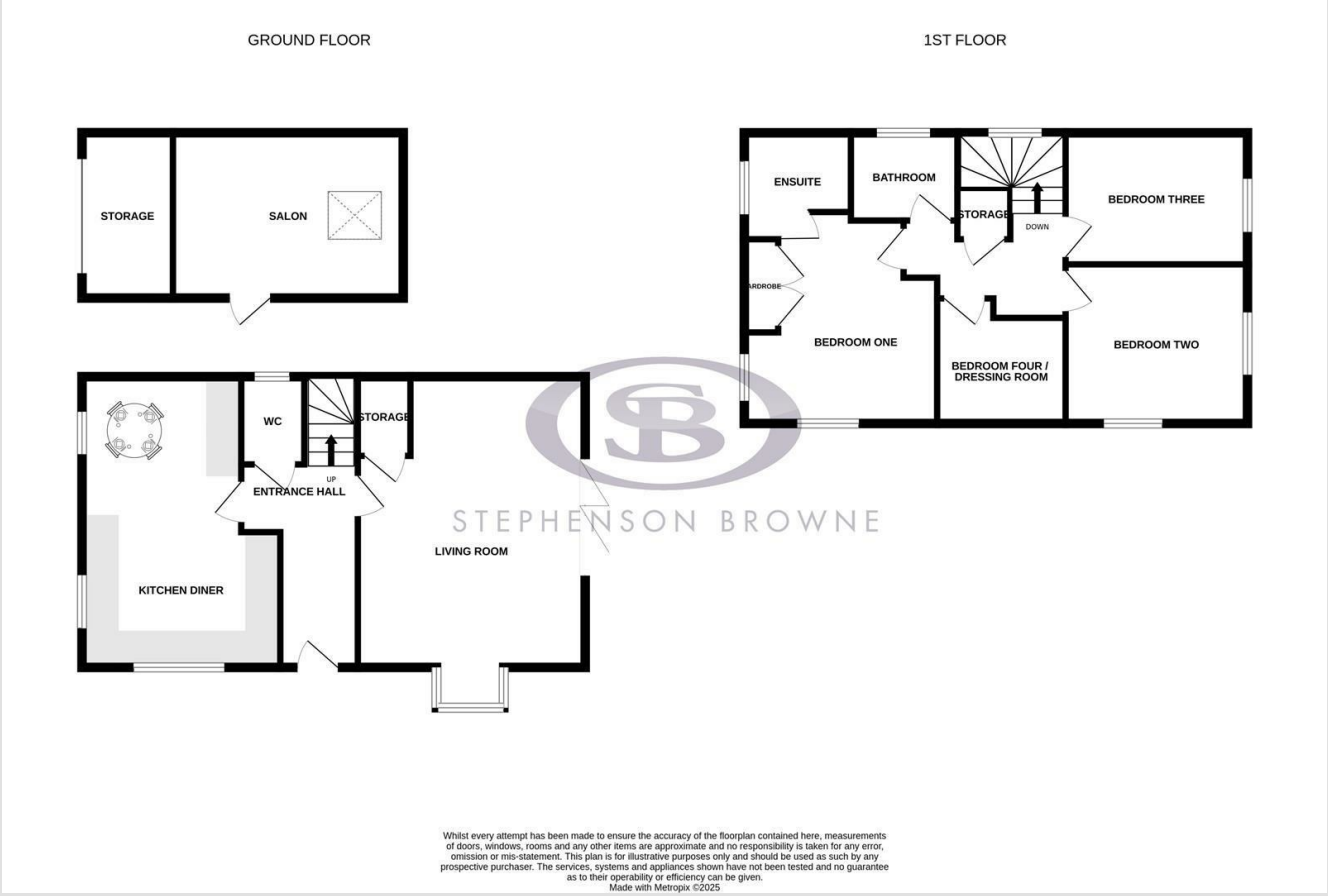
General Notes
The loft is boarded, has a light and has a fitted ladder for access.
The combi boiler is serviced annually.
Solid Oak doors throughout.
Bespoke made-to-measure blinds fitted throughout.
New black radiators installed throughout.
Google Nest Smart Learning thermostats for heating controls.
Smart Home Alarm System & CCTV.
New premium carpets fitted on stairs / landing and bedrooms.
Garage electrics have been upgraded to accommodate the Salon.
The ground floor has been fully tiled throughout.
Decorated throughout with Valspa premium paints.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check

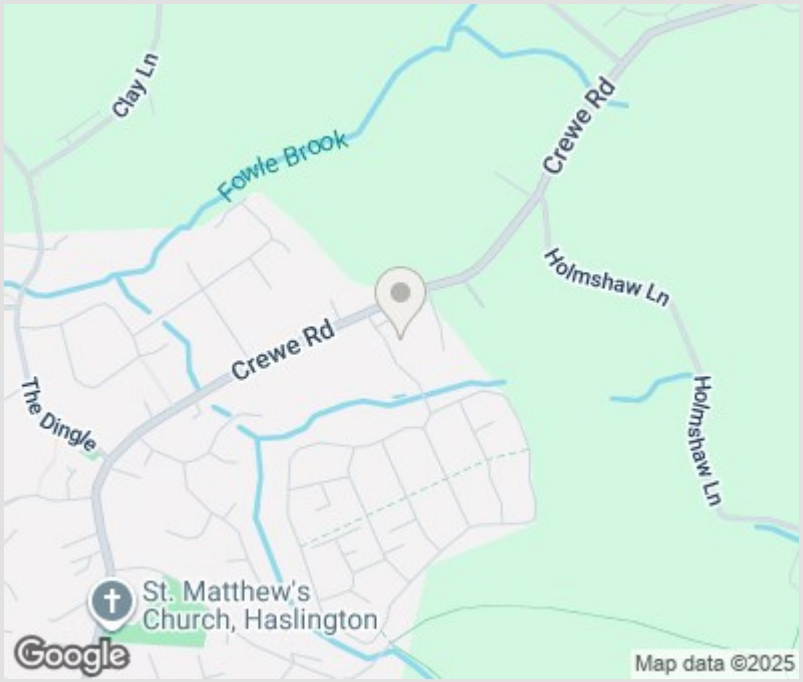
per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

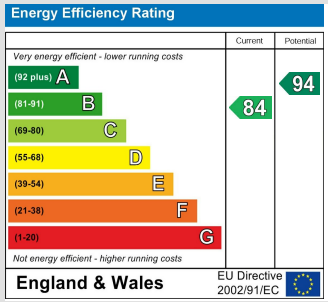


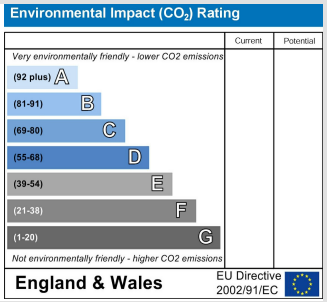
Floor Plan



Area Map







Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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