



44 NEWTONS CRESCENT, WINTERLEY,  
SANDBACH, CW11 4TS

GUIDE PRICE £435,000



STEPHENSON BROWNE



Welcome to Newtons Crescent, tucked away in a cul de sac in the popular yet peaceful semi-rural Winterley village. With the serene Winterley Pool just a two-minute walk away and pubs and shops all within a ten minute stroll.

An exceptional detached family home offering a rare opportunity for those seeking space and comfort. Set on an extensive corner plot, this property is conveniently located just a short drive from the bustling Sandbach Town Centre and Crewe's amenities, making it ideal for families and commuters alike.

The heart of the home is undoubtedly the impressive 37 square metre kitchen, dining, and living room, which has been thoughtfully designed to create a warm and inviting space for family gatherings and entertaining. This area is complemented by a separate utility room, ensuring practicality and ease in daily living. The property boasts four well-proportioned bedrooms, providing ample space for family members or guests. The main bedroom features an ensuite shower room, while a family bathroom and a convenient downstairs WC cater to the needs of the household.

This home has been previously extended and improved by the current owners, showcasing modern enhancements such as a new kitchen, windows, and doors, including stylish bifold doors that seamlessly connect the indoor and outdoor spaces. The South-West facing rear garden is a delightful retreat, overlooking a tranquil brook, perfect for enjoying sunny afternoons or hosting summer barbecues.

To the front of the property, a large detached double garage offers additional storage or parking options, while the expansive driveway can accommodate up to eight vehicles, making it ideal for families with multiple cars or for hosting.

Combining modern living with the charm of village life, a perfect choice for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this stunning house your new home.





**Entrance Hall**

12'11" x 6'0"  
Solid oak and glass staircase.

**Living Room**

18'4" x 12'6"  
An expanded living room, previously reconfigured to create a larger living area.

**Kitchen / Dining / Living Room**

24'2" x 16'4"  
A Kutschenhaus kitchen. A range of wall, base and tall larder units with Quartz work surfaces. Oven, microwave oven, steam oven, and plate warmer. Integrated fridge / freezer and Bosch dishwasher. Neff pullout extractor above a four ring induction hob. Two carousel corners. Wine cooler. Bifold doors accessing the patio and garden.

**Utility**

7'0" x 4'9"  
Space and plumbing for a washing machine and tumble dryer. Cupboard unit and work surface.

**WC**

5'6" x 4'9"  
With storage.

**Landing**

With storage cupboard.

**Bedroom One**

12'11" x 12'7"

**Ensuite**

7'1" x 3'9"  
Vanity unit. Heated ladder towel rail. Walk-in enclosure with Mira rainfall power shower.

**Bedroom Two**

10'9" x 9'5"

**Bedroom Three**

11'4" x 7'8"  
Built-in wardrobe.

**Bedroom Four / Dressing Room**

10'11" x 7'9"





**Bathroom**

7'6" x 5'6"

Villeroy and Boch WC and bathtub. Keuco LED mirrored and heated recessed cabinet. Grohe shower. Tall ladder heated towel rail.

**Double Garage**

16'7" x 17'1"

A detached double door garage with pitched roof allowing for storage solutions above. Power and light.

**General Notes**

The large PVC shed located at the rear of the detached garage will be left.  
New consumer unit in 2015  
New windows and doors in 2015, plus soffits and facias.  
Partially boarded loft.  
Worcester combi boiler installed 2015.  
Power to the bottom of the garden and wifi reachable.



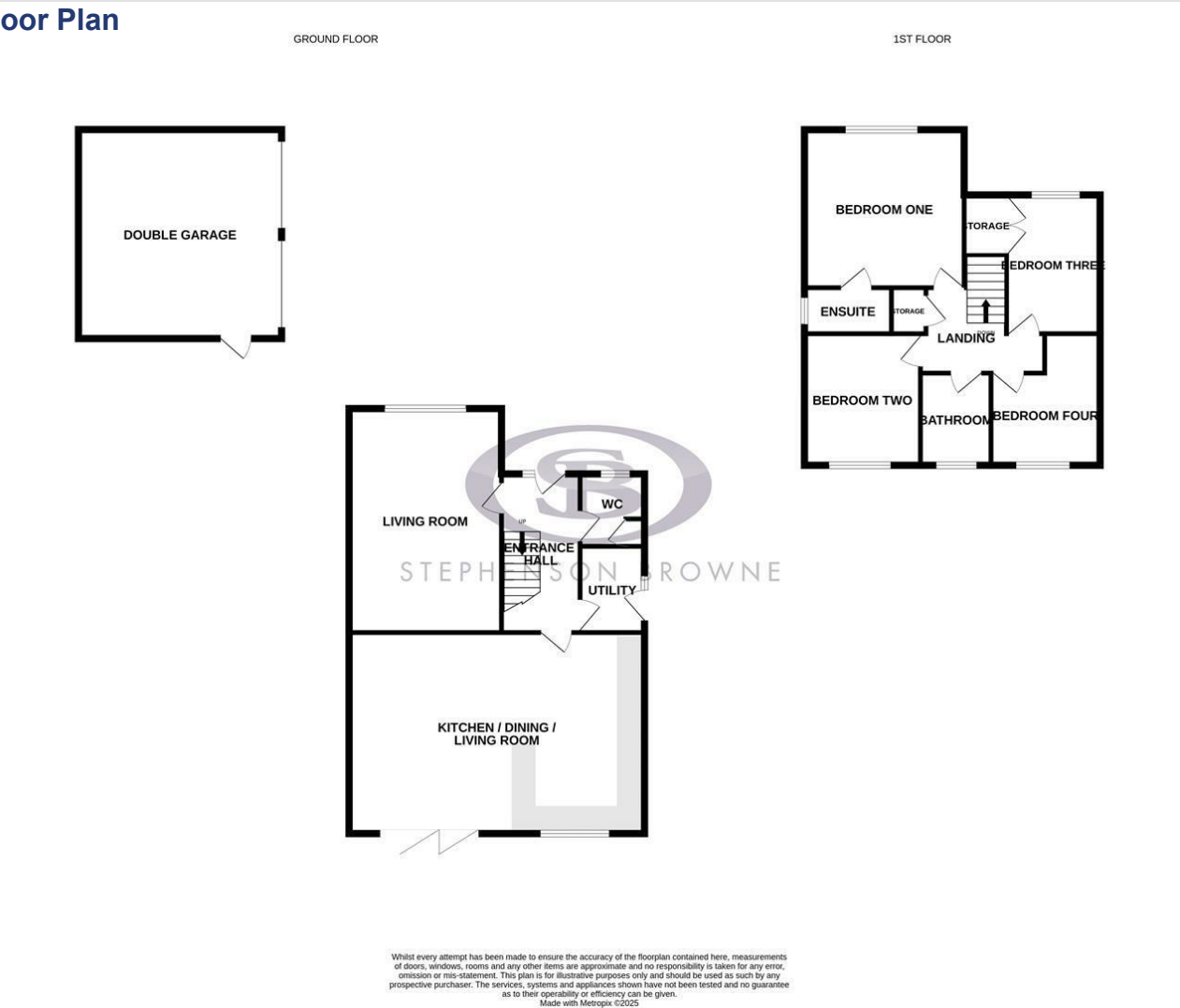




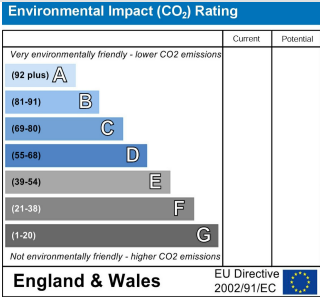
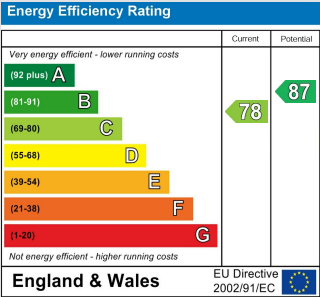




Floor Plan



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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