



STEPHENSON BROWNE

**Arley Place, Wistaston,
Crewe**

CW2 6QW



£440,000

Description

Stephenson Browne are delighted to present this beautifully presented four bedroom detached home equally as nice both inside and out, offering spacious and versatile living, ideal for modern family life. Situated in a quiet and desirable residential setting arguably the best location within the cul-de-sac, the property combines comfort, style, and practicality throughout.

The ground floor features a welcoming entrance hall leading to a generous living room, perfect for relaxing or entertaining guests. A bright and contemporary kitchen/dining area forms the heart of the home, offering ample workspace and direct access to the rear garden, ideal for family meals and social gatherings. Additional ground floor space includes a convenient WC and a tidy porch.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom complete with its own en-suite. The remaining bedrooms are ideal for children or guests, with the fourth bedroom offering flexibility to be used as either a bedroom or a study, all served by a modern family bathroom.

Externally, the home benefits from a generous plot with a private rear garden, providing a safe and enjoyable outdoor space for families, with the added benefit of a hot tub that will be included in the sale. To the front, there is a spacious driveway suitable for up to five cars, along with a detached double garage, enhancing the home's practicality.

This home is sure to be the envy of all your family and friends, it is not just four walls and a roof it is a place where



memories can be made and treasured for years to come.

Located within easy reach of local amenities, schools, and transport links, this property offers an excellent opportunity for families seeking a well-balanced home in a sought-after area. Early viewing is highly recommended—call now to secure your appointment.



Viewing

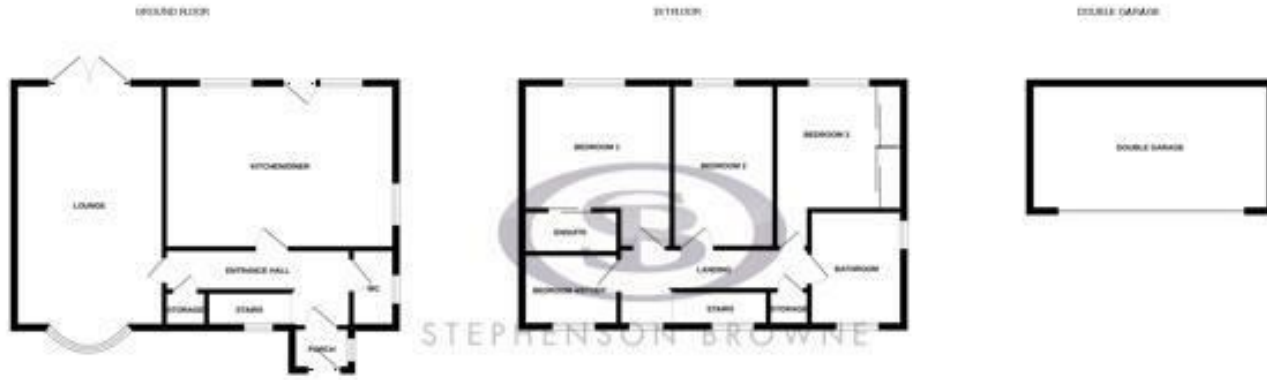
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, results and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

72 78

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