



**GASCOIGNE  
HALMAN**

32 NEEDHAM DRIVE, CRANAGE

THE AREAS LEADING ESTATE AGENT



## 32 NEEDHAM DRIVE, CRANAGE

**£645,000**

Stunning four bed detached home, fully refurbished with modern décor, open plan living, garden room, wrap around garden, double garage, ample parking, and sought after location near amenities.

This stunning home offers an exceptional standard of living, having been completely refurbished throughout to provide a contemporary and immaculately presented home. The property features Karndean flooring to the ground floor, creating a seamless flow through the spacious entrance hall, formal lounge, dining room and impressive kitchen. The heart of the home is the beautiful garden room, which overlooks the rear garden, providing an abundance of natural light and the perfect setting for both relaxing and entertaining. Each bedroom is generously proportioned, with modern décor and high-quality finishes evident throughout. The family bathroom and en-suite facilities have been refitted with stylish fixtures, while practical touches such as ample storage and an efficient heating system ensure comfort and convenience. Located in a sought after residential area, this property combines a peaceful setting with easy access to local amenities and well-regarded schools.





The outside space is equally impressive, boasting a generous wrap around garden plot that provides a sense of privacy and plenty of room for outdoor activities. Mature lawns, well stocked borders, and established shrubs create an attractive setting, while paved seating areas are ideal for al fresco dining or summer gatherings. The garden room's sliding doors open directly onto the patio, seamlessly blending indoor and outdoor living spaces. To the front, a wide driveway offers ample parking and leads to a detached double garage with an electric roll up door. The plot's size allows for further landscaping or the addition of play areas and vegetable beds, catering to a variety of lifestyles. This impressive garden setting, combined with the high quality of the interior, makes this property a rare opportunity in one of the area's most desirable locations. Early viewing is highly recommended to appreciate all that this outstanding home and its grounds have to offer.

#### LOCATION

Cranage is situated on the edge of Holmes Chapel village which is less than a mile away 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.

#### DIRECTIONS

CW4 8FB - Needham Drive, Cranage

#### LOCAL AUTHORITY

Cheshire East band F

#### ENERGY PERFORMANCE RATING

D

#### TENURE

Freehold

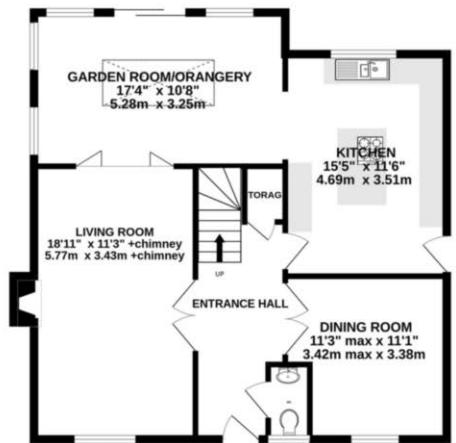
#### SERVICES (NOT TESTED)

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

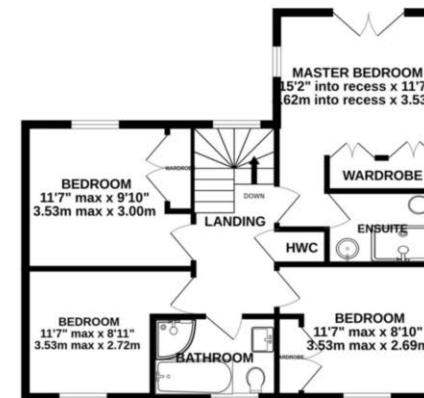
#### VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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