



10 Armistead Way, Cranage

£695,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



10 Armistead Way

Cranage

Nestled within a highly desirable setting off Armistead Way, this exceptional home is one of just five properties in an exclusive cul-de-sac, offering both privacy and a sense of community. The property is freehold and available with no onward chain, making it an ideal choice for buyers seeking a smooth transaction.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Located within a fabulous setting off Armistead, a small exclusive cul-de-sac of just 5 houses
- A very sought after location, freehold property with no onward chain
- Having been refurbished throughout
- Stunning kitchen diner overlooking the rear garden with a range of integrated NEFF appliances
- Living room with doors opening to the large conservatory and a separate reception room ideal as a home office/play room
- Utility room with space for appliances and a downstairs WC off the welcoming hallway
- Four generous bedrooms, all with built in wardrobes
- Three bathrooms - two being en-suites
- Ample off road parking - with potential to extend the driveway if required, and a detached double garage with electric roll up door
- A most delightful spacious rear garden offering a great degree of privacy



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Having been refurbished throughout, the house blends contemporary finishes with practical family living. The heart of the home is a stunning kitchen diner, beautifully appointed with a range of integrated NEFF appliances, quartz worksurfaces and designed to overlook the rear garden, creating a perfect space for both every-day meals and entertaining. The spacious living room features doors opening directly into a large conservatory, seamlessly connecting indoor and outdoor living, while a separate reception room provides an ideal area for a home office or playroom. The welcoming hallway leads to a utility room with space for appliances and a convenient downstairs WC. Upstairs, there are four generous bedrooms, each with built-in wardrobes to maximise storage. The principal and second bedrooms both benefit from stylish en-suite shower rooms, in addition to a well-appointed family bathroom. Practicality is further enhanced by ample off-road parking, with the potential to extend the driveway if required, and a detached double garage with an electric roll-up door.



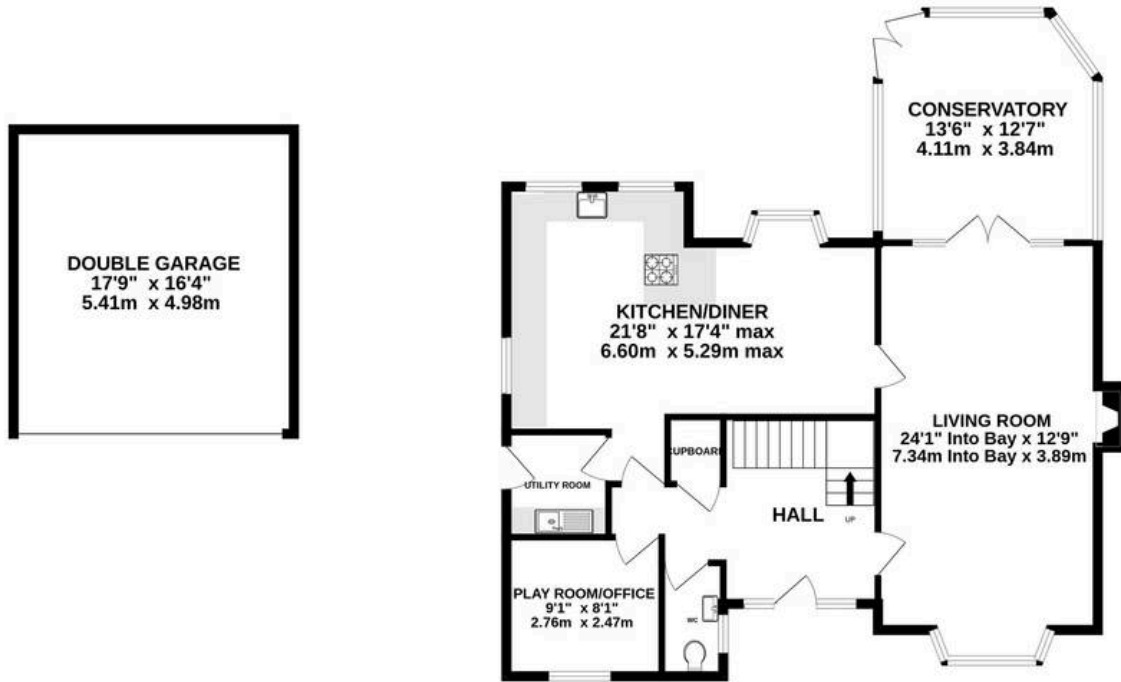
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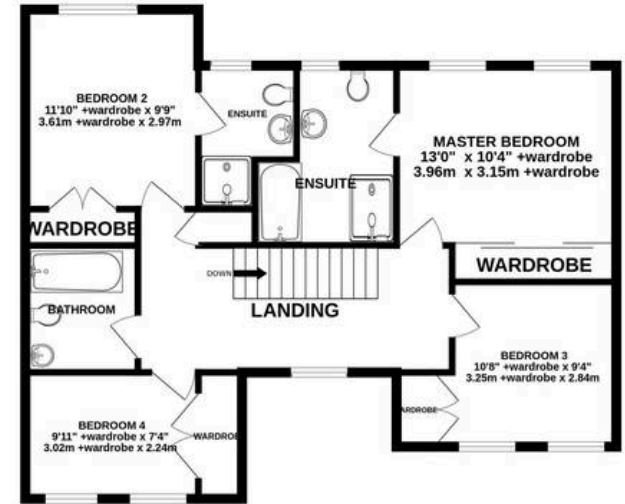
The property is complemented by a most delightful and spacious rear garden, offering privacy and a tranquil setting for outdoor living. The garden is mainly laid to lawn, bordered by mature shrubs and trees that provide a natural screen from neighbouring properties (ensuring a sense of seclusion). A large paved terrace extends directly from the conservatory, creating an ideal spot for al fresco dining or relaxing with family and friends. The garden's generous proportions allow plenty of space for children to play or for keen gardeners to create their own outdoor haven. To the front, the driveway provides parking for multiple vehicles, with scope for further extension if desired, and the detached double garage offers excellent storage or workshop potential. The overall plot is both manageable and impressive, making it perfectly suited to modern family life. This outstanding home combines stylish interiors with exceptional outdoor space in a truly sought after location.



GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 2102 sq.ft. (195.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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