



STEPHENSON BROWNE



## Hillwood Road, Madeley Heath, Crewe

CW3 9JY



Offers In Excess Of  
**£375,000**



STEPHENSON BROWNE

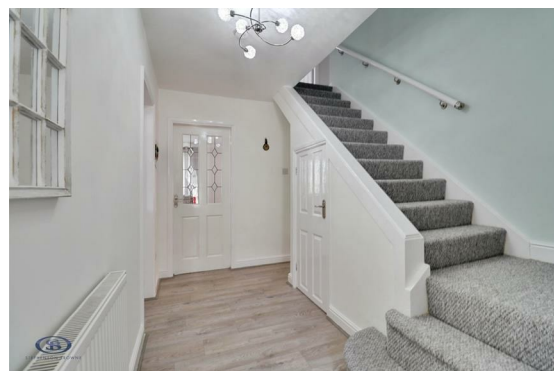
## DESCRIPTION

Positioned within the highly desirable semi-rural location of Madeley Heath, this exceptional four-bedroom detached residence combines stylish family living with impressive entertaining space, all set behind an expansive frontage with ample off-road parking and a single garage.

The property welcomes you through a spacious entrance hall with access to a guest W.C. and useful understairs storage. At the heart of the home is a contemporary fitted kitchen complete with integrated appliances, a wine cooler, and direct access to the rear garden. To the rear, a superb open-plan living and dining room spans the width of the property, featuring two sets of French doors that flood the space with natural light and create a seamless connection to the garden.

An additional versatile reception room, currently used as a craft room, offers flexibility for a home office, snug, or playroom, and forms part of a previous garage conversion while still retaining a separate single garage.

Upstairs, the property offers four generously sized bedrooms, all benefitting from built-in storage, with the principal bedroom featuring fitted wardrobes. A spacious family bathroom and airing cupboard complete the first floor.



A true highlight of this home is the landscaped rear garden, designed with entertaining in mind. The outdoor space features a large patio seating area, astro turf lawn, pond, and an impressive timber outbuilding housing a large Jacuzzi for up to eight people, a stylish bar and seating area, storage room, and W.C./changing room.

Further benefits include side access to the rear garden, making this a superb opportunity to acquire a spacious and beautifully presented family home in a sought-after location.



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

16'3" x 7'11"

### W.C.

4'6" x 3'8"

### Reception Room/Crafts Room

7'9" x 15'8"

### Lounge/Dining Room

25'7" x 12'6"

### Kitchen

8'10" x 17'8"

### Garage

## First Floor

### Bedroom One/ Office

7'1" x 10'3"

### Bathroom

8'5" x 8'1"

### Bedroom Two

9'11" x 11'3"

### Bedroom Three

11'11" x 9'11"

### Bedroom Four

10'6" x 12'11"

### Outbuilding

### Storage/Electric Room

4'3" x 3'4"

### Jacuzzi/Bar Room

22'9" x 10'10"

### W.C.

7'2" x 4'2"

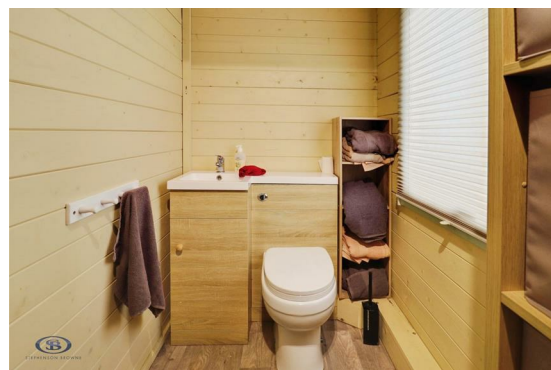
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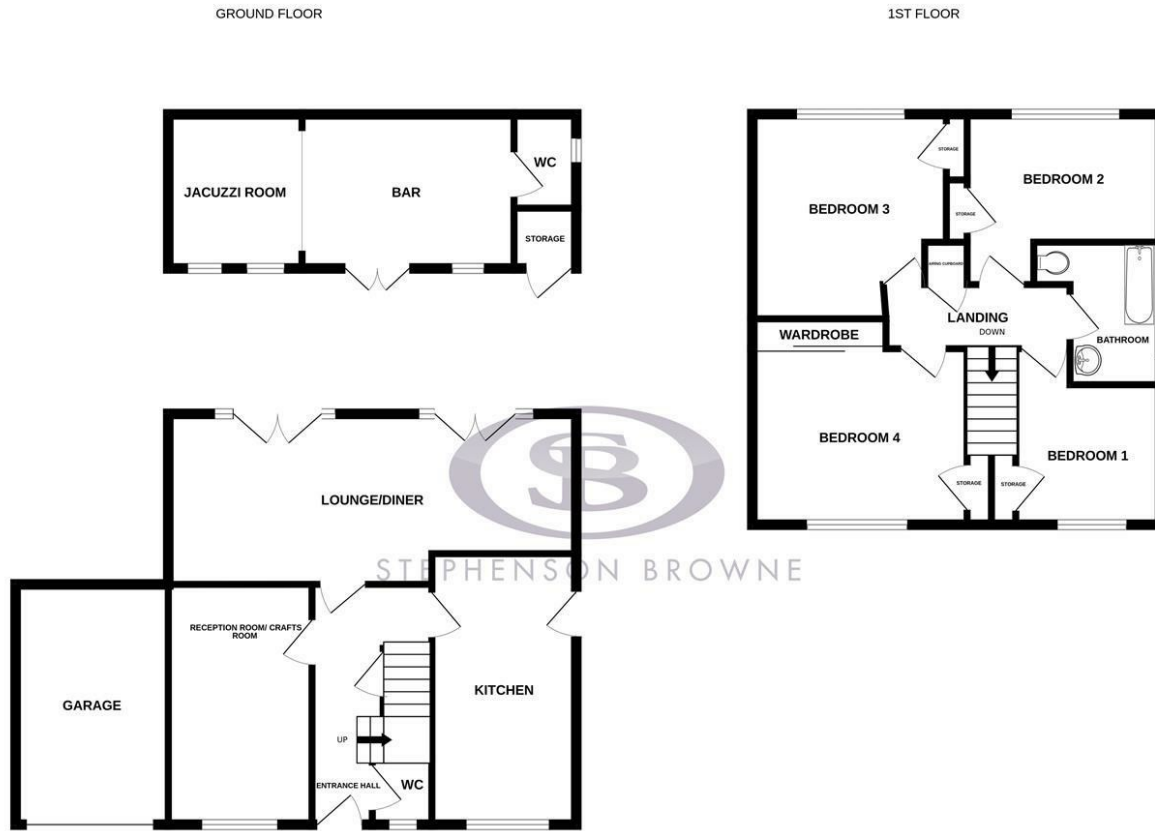
data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW

01782 625734

newcastle@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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