



Cranmere Drive | | Sale | M33 4LB

Guide price £585,000



SHEPPARD & CO

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- Beautifully presented semi-detached family home
- Stunning 8m x 6m open plan kitchen living space
- Superb principal suite with dressing room and ensuite
- Detached single garage
- Spacious accommodation approaching 1,700 sq ft
- Utility room and downstairs WC
- Secure gated driveway
- No onward chain

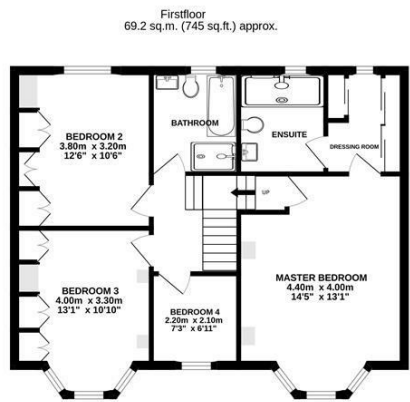
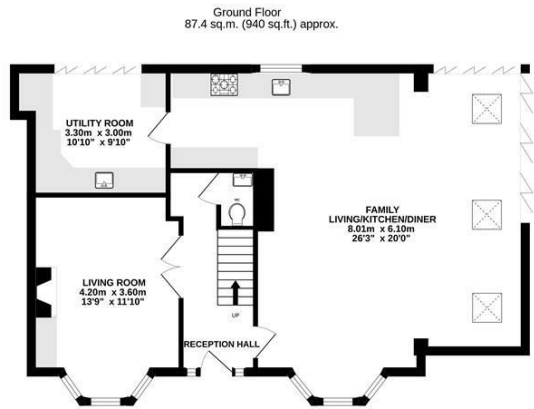
Positioned within a quiet cul-de-sac in a highly convenient location, this beautifully presented family home has been extended and thoughtfully remodelled to create spacious, open-plan living perfectly suited to modern family life.

The ground floor comprises a welcoming entrance hall, downstairs WC and a well-proportioned living room. The true heart of the home is the impressive open-plan kitchen, living and dining space to the rear, featuring two sets of bifold doors opening directly onto the garden and creating a seamless connection between inside and out. A separate utility room, also with garden access, completes the ground floor.

To the first floor are four generous bedrooms served by a family bathroom. The principal suite benefits from a separate dressing room and en-suite shower room, creating a superb private space.

Externally, the property occupies a corner plot with gardens to the front, side and rear. There is secure gated parking to the rear, a detached single garage and a raised decked terrace accessed directly from the main living space, ideal for entertaining and outdoor dining.

Offered with no onward chain, this is a well-balanced home combining space, layout and practicality in an increasingly sought-after setting.



TOTAL FLOOR AREA: 156.5 sq.m. (1685 sq.ft.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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