



## **Stoneley Road, Crewe, CW1 4NG**

**£379,950**

Stoneley Road is a new build development in suburban Crewe, with access to the Cheshire countryside and town centre. The M6 is a few miles away via the A534, and Crewe railway station offers direct services to Liverpool, Manchester, Stoke, and other regional destinations.

Homes are designed for modern living and include Symphony kitchens with integrated double ovens and fridge freezers, under-pelmet LED lighting, and ceramic floor tiles. Bathrooms feature ceramic tiled floors, glass shower screens, and Bristan chrome mixer taps.

The development is within walking distance of amenities including a Co-op supermarket, traditional pubs, a post office, and a pharmacy. Several schools are located nearby.

Annual estate management fee of £225.00

Some of the images shown with furniture are of the show home and are for illustrative purposes only. They are indicative of the specification and finish, but may not represent the exact layout or features of the actual property.



# 80 Stoneley Road, Crewe, Cheshire, CW1 4NG

\*\*\*\* INCENTIVES AVAILABLE \*\*\*\*

## GROUND FLOOR

**HALL 4'7" x 16'4" (1.4m x 5.0m)**

**WC 2'11" x 5'6" (0.9 x 1.7m)**

**LIVING ROOM 9'10" x 16'4" (3.0m x 5.0m)**

## FAMILY/KITCHEN/DINING ROOM

**27'10" x 10'5" (max) (8.5 x 3.2 (max))**

A range of wall and base units from Symphony Kitchens (please refer to type specific layout for details)

Laminated worktops

Touch control ceramic hob

Double Integrated Electric Oven

Integrated Cooker Hood

Integrated Fridge Freezer

Integrated Dishwasher, Washer Dryer

LED Plinth Lighting

Porcelanosa Ceramic floor tiling to kitchen zones

**STORE 2'7" x 3'3" (0.8 x 1.0)**

**GARAGE 8'10" x 16'8" (2.7 x 5.1)**

## FIRST FLOOR

**LANDING 10'9" x 6'6" (3.3 x 2.0)**

**MASTER BEDROOM 14'5" x 13'5" (4.4 x 4.1)**

**EN SUITE 1 7'10" x 5'6" (2.4 x 1.7)**

Vanity Unit

Bristan chrome mixer taps

Porcelanosa Ceramic wall tiling (Half height to en suite, full height tiling to shower areas)

Bristan thermostatic valve showers

Porcelanosa Ceramic floor tiling

**BEDROOM 3 10'2" x 13'5" (3.1 x 4.1)**

**BATHROOM 7'2" x 6'6" (2.2 x 2.0)**

Vanity Unit

Bristan chrome mixer taps

Porcelanosa Ceramic wall tiling (Half height to bathroom, full height tiling to

shower areas)

Bristan thermostatic valve showers

Contemporary glass shower screen

Porcelanosa Ceramic floor tiling

**BEDROOM 4 9'6" x 8'2" (2.9 x 2.5)**

**BEDROOM 2 9'6" x 16'4" (2.9 x 5.0)**

**EN SUITE 2 5'10" x 5'10" (1.8 x 1.8)**

Vanity Unit

Bristan chrome mixer taps

Porcelanosa Ceramic wall tiling (Half height to en suite, full height tiling to shower areas)

Bristan thermostatic valve showers

Porcelanosa Ceramic floor tiling

## EXTERNAL

Driveway parking

Gardens laid turf with landscaping to front

External sockets

EV Car charging point

Outside tap

In roof solar PV system





