

19 Lawrence Close, Cranage, CW4 8FA

£695,000

01477 417000 holmeschapel@gascoignehalman.co.uk

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









19 Lawrence Close

Cranage

Four bedroom detached home in a quiet cul-de-sac, with three reception rooms, an open plan kitchen, double garage and extremely generous private gardens backing onto woodland.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A freehold detached family home at the head of a cul-de-sac on this very popular development in Cranage
- Set in a very generous private plot with gardens spanning across the rear and side backing onto woodland
- Three reception rooms - living room, dining room and home office/play room along with a garden room off the dining area
- Open plan living dining kitchen with doors opening to the garden, utility room which also has access to the garden and the integral garage
- Galleried landing leading to the four double bedrooms (bedroom two having built in wardrobes)
- Downstairs wc and two bathrooms, one being en-suite to the main bedroom. The family bathroom is fitted with a four piece modern suite
- Driveway to the front providing off road parking, double garage with electric roll up garage door
- The most fabulous rear garden with a range of designated seating areas to capture the sun throughout the day and evening



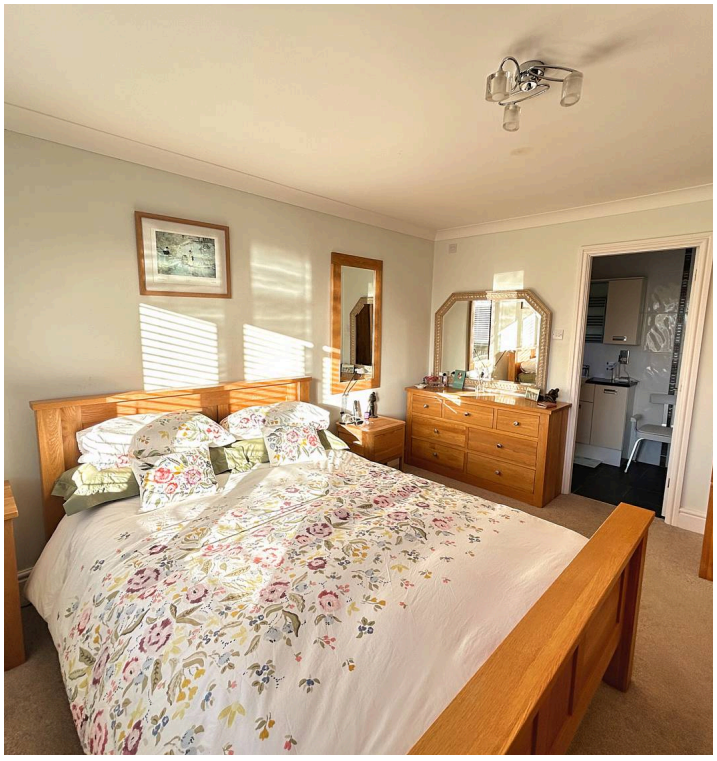




19 Lawrence Close

Cranage

This freehold four bedroom detached family home occupies a position at the head of a cul-de-sac on a popular development in Cranage. Set within a generous private plot, the property offers versatile accommodation, with three reception rooms comprising a living room, dining room and home office or playroom. A garden room leads from the dining area, providing a further space in which to relax and enjoy views towards the garden. The open plan living, dining kitchen is suited to family life and entertaining, with doors opening directly outside. A utility room also provides access to the garden and the integral double garage. Solid wood flooring, laid in a herringbone pattern, flows throughout the ground floor, with the exception of the office. Upstairs, a galleried landing creates a sense of space and offers ample room for a quiet reading area or an additional office space, if desired. The landing leads to four double bedrooms, providing accommodation for family members and guests. The main bedroom benefits from an en-suite bathroom, while bedroom two has built-in wardrobes. Completing the first floor is a family bathroom fitted with a modern four piece suite. The combination of reception rooms, four double bedrooms and two bathrooms makes this a home that can adapt to a variety of family needs.









19 Lawrence Close

Cranage

Outside, the property enjoys one of the most generous plots on this development, with private gardens extending across the rear and side and backing onto woodland. The rear garden is a feature of the home, offering a setting for outdoor dining, relaxation and entertaining. A range of designated seating areas has been arranged to capture the sun throughout the day and into the evening, giving residents a choice of places to sit and enjoy the surroundings. The garden can be accessed from both the garden room, open plan living, dining kitchen and the utility room, creating a connection between the indoor accommodation and outside space. The size of the plot also offers potential to extend the property if required, subject to any necessary permissions. To the front, a driveway provides off road parking and leads to the integral double garage, which is fitted with an electric roll up garage door. The garage offers additional space for vehicles or storage, while its internal connection to the utility room adds convenience. With its cul-de-sac position, woodland backdrop and gardens, this is an opportunity to enjoy a setting within a popular development, while retaining the flexibility to make the most of the space both inside and out.

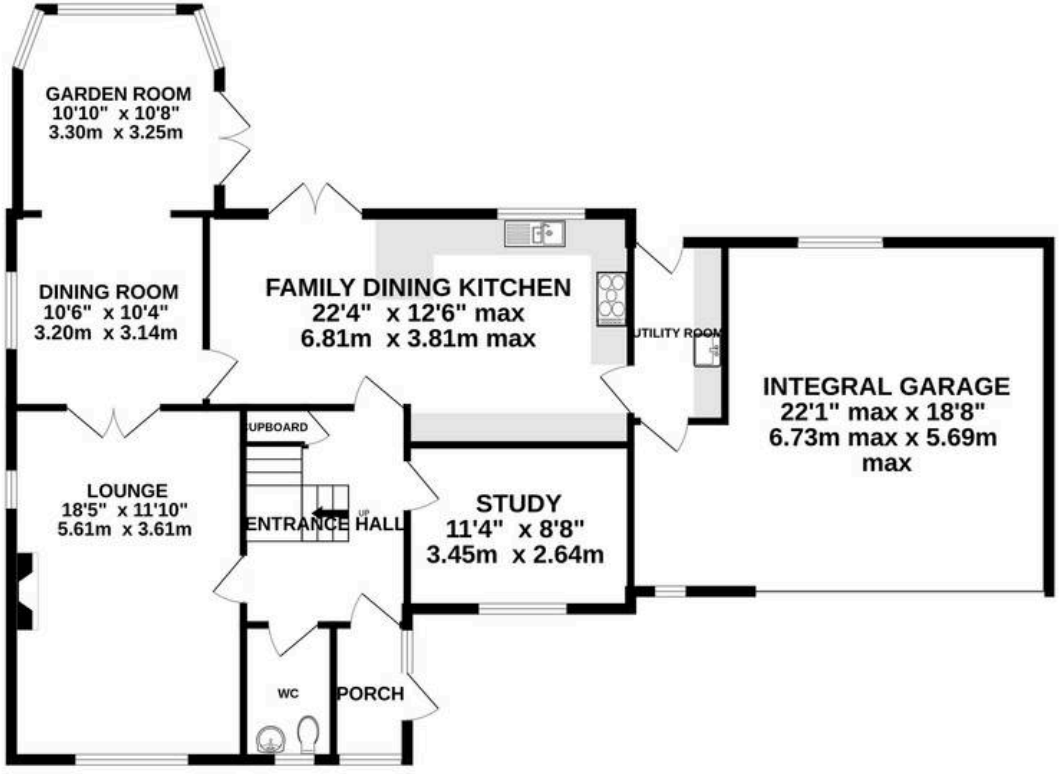




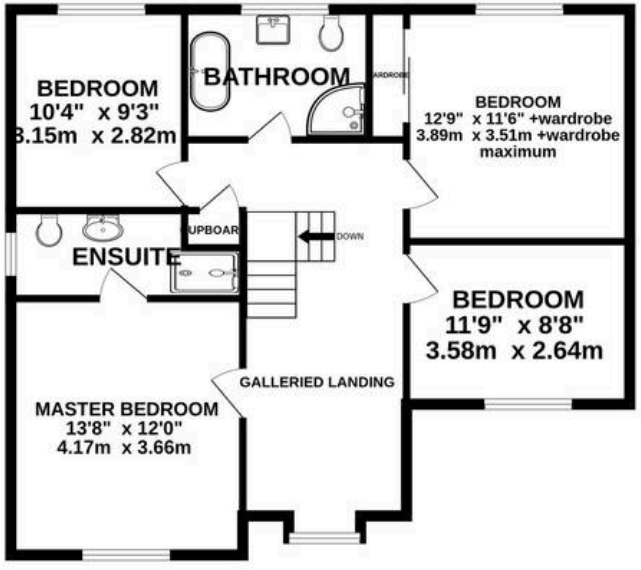




GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY