



Cranmer Close, Cheslyn Hay  
, WS6 7LT

Offers in Excess of £500,000

## Executive Four-Bedroom Detached Family Home Sought-After Cul-de-Sac Location on a Generous Plot with a Detached Double Garage

**Introduction** - Situated within a quiet and highly desirable residential cul-de-sac, this substantial four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Occupying a generous plot with private gardens and a detached garage, the property combines excellent internal proportions with a peaceful, well-established setting.

**Ground Floor Accommodation** - Entering via a welcoming porch, the property opens into a central hallway providing access to all principal ground floor rooms. The lounge is a bright and generously sized reception room, featuring a large front-facing window and an attractive fireplace, creating a warm and inviting living space. To the rear, the dining room offers an ideal setting for family meals and entertaining, with direct access and views over the garden. A separate study/family room provides flexibility for home working, a playroom, or additional living space. The kitchen/breakfast room has been tastefully updated with a modern range of fitted units, ample work surfaces, and integrated appliances. Large windows flood the space with natural light and offer pleasant garden views. An adjoining utility room provides further storage and laundry space, with external access. A convenient ground floor WC completes the accommodation.

**First Floor Accommodation** - The first floor offers four well-sized bedrooms arranged around a central landing. The principal bedroom is a spacious double, benefiting from fitted wardrobes, a walk-in dressing area, and a private en-suite shower room. Bedrooms two, three, and four are all well-proportioned, making them ideal for family use, guests, or home office space. The family bathroom is fitted with a three-piece suite including bath with shower over.

**Outside** - To the front, the property enjoys a well-maintained lawn and driveway providing off-road parking, leading to a detached garage. The rear garden is a standout feature — a private, enclosed space mainly laid to lawn with mature planting, offering a peaceful setting ideal for outdoor entertaining or family use.

**Location** - The property is ideally positioned within a quiet residential development of similar homes, offering a strong sense of community. Convenient access is provided to local amenities, reputable schools, and transport links, making it an excellent choice for families and commuters alike.

**Floor Area** Approx. 166.4 sq.m (1,791 sq.ft) including garage.

**Summary** - This is a rare opportunity to acquire a spacious and well-maintained detached family home in a highly desirable location. Offering flexible living accommodation, generous bedrooms, and excellent outdoor space, the property is perfectly suited to modern family life



**Entrance Porch**

**Entrance Hall**

**Lounge 18' 2" x 11' 11" (5.53m x 3.63m)**

**Kitchen / Breakfast Room 11' 8" x 8' 6" (3.55m x 2.59m)**

**Utility Room 6' 5" x 5' 5" (1.95m x 1.65m)**

**Guest W.C**

**Reception Three / Study / Family Room 14' 7" x 8' 10" (4.44m x 2.69m)**

**Dining Room 11' 9" x 9' 10" (3.58m x 2.99m)**

**First Floor Landing**

**Main Bedroom 12' 4" x 11' 10" (3.76m x 3.60m)**

**Walk-in Wardrobe**

**En-suite**

**Bedroom 2 11' 10" x 10' 1" (3.60m x 3.07m)**

**Bedroom 3 12' 4" x 9' 1" (3.76m x 2.77m)**

**Bedroom 4 11' 10" x 9' 0" (3.60m x 2.74m)**

**Bathroom**

**Outside**

**Front Garden and Driveway**

**Rear Garden**

**Detached Double Garage 16' 10" x 16' 4" (5.13m x 4.97m)**





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



**Ground Floor**

Floor area 72.3 sq.m. (778 sq.ft.)

**First Floor**

Floor area 68.4 sq.m. (736 sq.ft.)

**Garage**

Floor area 25.7 sq.m. (277 sq.ft.)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

Total floor area: 166.4 sq.m. (1,791 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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