



26 Brooklands Drive, Goostrey

In Excess of £600,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



26 Brooklands Drive

Goostrey, Crewe

Located within a cul-de-sac off Brooklands Drive, in a generous plot, a four bedroom, two bathroom detached split level home offering flexible and versatile living accommodation throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful gardens with a westerly aspect
- Main level with open plan kitchen diner, bi-folding doors to the balcony
- Landscaped gardens to both the front and rear offering an array of colour throughout the year
- Living room/Sitting room with log burning stove
- A split level home offering flexible and versatile living accommodation
- A freehold detached family home in a sought after location within Goostrey Village
- Lower ground level with a double bedroom, en-suite and access to the garden for a guest bedroom/master suite/teenagers suite
- Integral double garage and three cellar chambers for storage
- Two driveways providing off road parking for around 4 cars
- Three bedrooms, a refitted bathroom and a study to the first floor



26 Brooklands Drive

Goostrey

Brooklands Drive is a popular location within this pretty Cheshire village of Goostrey. This particular property is no exception, having been enhanced by the current owner.

In an elevated position, there are two block paved driveways providing off road parking for around four vehicles, along with a double garage, stepped and slopped access lead to the front porch/conservatory, an ideal place to sit watching over the stunning landscaped front garden. The hallway opens to two sets of stairs, one to the lower ground level, one to the first floor.

On the main floor, the kitchen has been refitted with a range of modern units along with a complementing granite work surface over and a peninsular, the dining area or sitting area, has bi-folding doors to the garden while a separate reception room with a log burning stove, could be used as a dining or living space. Also on the main floor is a very useful downstairs WC.



26 Brooklands Drive

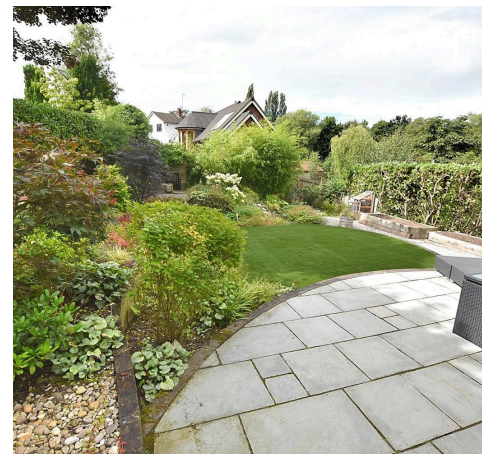
Goostrey

To the lower ground floor, there is a refitted utility room, access to the garage and cellars which create fabulous storage, along with a large double bedroom with built in wardrobes and a refitted en-suite shower room. The bedroom has French doors opening to the garden. This makes an ideal guest bedroom if required with having its own entrance, teenagers suite or master bedroom as it is currently used.

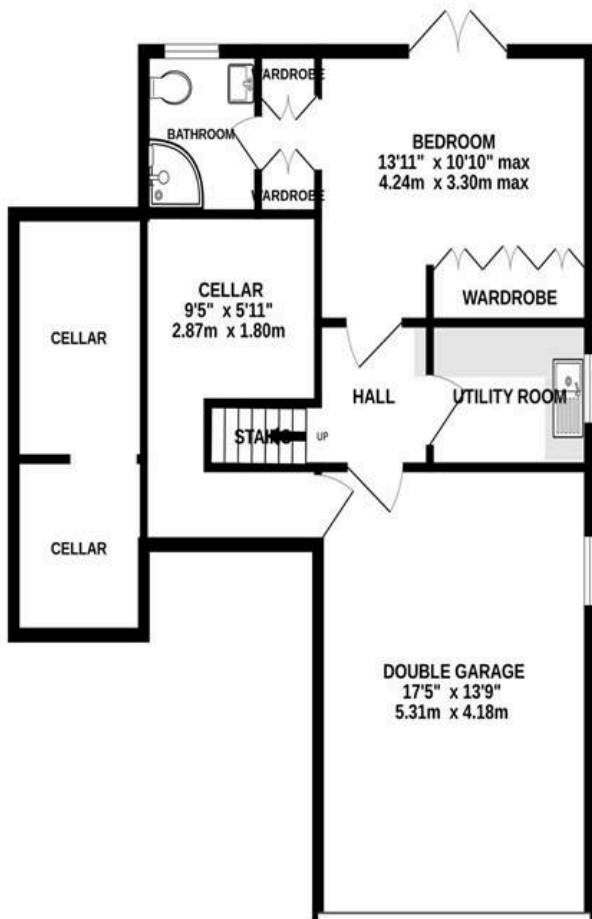
The first floor has the remaining three bedrooms, a study along with a refitted three piece bathroom.

The grounds of this property are equally as impressive. Both front and rear have been landscaped to provide an abundance of mature shrubs and plants to offer an array of colour throughout the year. The rear garden, which can be accessed from the side of the house or from a raised balcony from the dining area. An Indian Stone semi-circular paved patio leads onto a circular astro turf with a good selection of shrubs around the edges, with a westerly aspect.

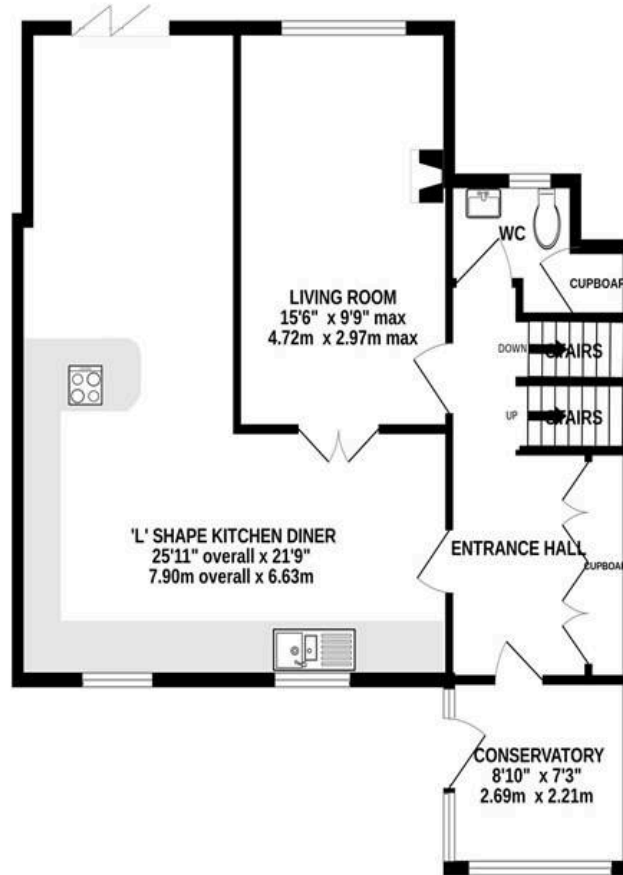
A fabulous freehold detached property in a sought after location



LOWER GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY