



STEPHENSON BROWNE

## Waverton Close, Hough, Crewe

CW2 5RB



**£300,000**

## Description

Stephenson Browne are delighted to present this spacious two-bedroom bungalow situated on the highly regarded Waverton Close in Hough. Occupying a generous plot within a quiet and well-established residential area, this impressive home offers well-balanced accommodation throughout, ideal for those seeking single-storey living without compromising on space.

The accommodation briefly comprises a welcoming entrance leading into a bright and generously sized living room, providing a comfortable and inviting space for both relaxation and entertaining. To the rear, the property benefits from a large conservatory, offering an additional reception area filled with natural light and enjoying pleasant views over the garden—perfect for dining, relaxing, or entertaining throughout the year.

The property also features a well-appointed kitchen with ample worktop and storage space, presenting excellent potential for modernisation to suit individual tastes.

A particular highlight of this home is the versatile inner hall area, which provides additional living space and could be perfectly utilised as a home office, snug, or reading room. This adaptable area enhances the overall layout and offers valuable flexibility for modern lifestyles.

There are two well-proportioned bedrooms, both offering excellent space and versatility, along with a spacious bathroom fitted with essential fixtures and offering scope for further enhancement.

Externally, the bungalow enjoys a



generous plot with well-maintained gardens, providing a wonderful outdoor space for gardening, entertaining, or simply unwinding. A driveway provides off-road parking and leads to a substantial garage, offering excellent storage or workshop potential, and benefiting from an integral door for convenient internal access.

Waverton Close is ideally located for access to nearby amenities, transport links, and surrounding countryside, making this a fantastic opportunity for a wide range of buyers.

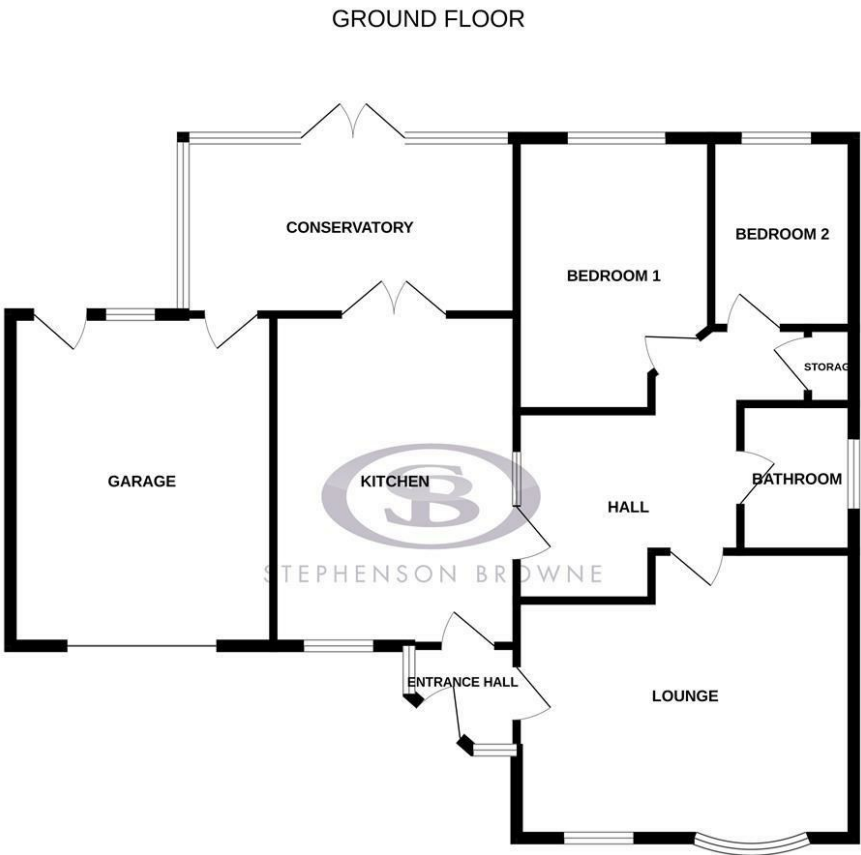
Secure your viewing now!



## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



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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# Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 69        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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