



STEPHENSON BROWNE

Mossfield Way, Whitchurch

SY13 3BP



£351,995

Description

An impressive four-bedroom detached family home arranged over three floors, offering spacious and energy-efficient living in a sought-after location on the edge of Whitchurch.

The ground floor comprises a welcoming entrance hall, generous living room, and a contemporary open-plan kitchen/dining room with French doors opening onto the rear garden. On the first floor are two bedrooms, including the principal bedroom with en-suite shower room, together with a family bathroom. The second floor provides two further double bedrooms and an additional bathroom, making this an ideal home for growing families or those seeking flexible living space.

Externally, the property benefits from a private rear garden, driveway parking, electric vehicle charging point, and a single garage.

Built with modern sustainability in mind, the home features an air source heat pump, underfloor heating, and argon-filled double glazing to enhance comfort and energy efficiency.

Mossfield Way is ideally situated within easy reach of Whitchurch town centre, which offers a range of independent shops, supermarkets, cafés, restaurants, and well-regarded schools. The popular Alderford Lake is just a short drive away, offering open-water swimming, watersports, lakeside walks, and family-friendly activities, while excellent road and rail links provide convenient access to Chester, Shrewsbury, Crewe, and Manchester.



Early reservation is recommended to secure this exceptional new home.



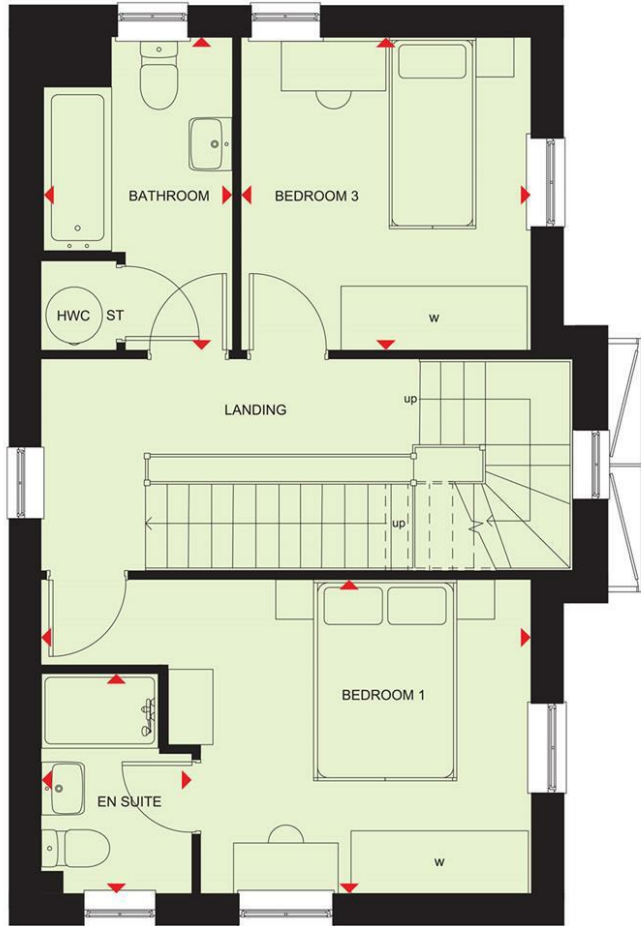
Viewing

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



STEPHENSON BROWNE

Floorplans



Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i>				
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>	
(81-91) B			(92 plus) A	
(69-80) C			(81-91) B	
(55-68) D			(69-80) C	
(39-54) E			(55-68) D	
(21-38) F			(39-54) E	
(1-20) G			(21-38) F	
<i>Not energy efficient - higher running costs</i>				
England & Wales		EU Directive 2002/91/EC	England & Wales	
			EU Directive 2002/91/EC	

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

T: 01782 625734 E: newcastle@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk