



## 1 Joseph Major Close

CW2 5XR

**Offers Over £280,000**



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STEPHENSON BROWNE

Tucked away in the peaceful village of Weston is this beautifully presented very versatile four bedroom semi detached home which will certainly impress upon instruction.

The property is positioned on a quiet road with only five other houses and virtually no passing traffic with beautiful views over Cheshire countryside from the head of the cul-de-sac.

This lovely family home offers a warm and welcoming feel and boasts spacious accommodation over three floors with an attractive bay window frontage.

Internally, the property enjoys a spacious lounge currently utilised as a sitting/dining family room, a modern shaker style kitchen diner with quartz worktops, a cloakroom and a storage cupboard.

On the first floor are three bedrooms and a fully tiled bathroom.

On the second floor is the generous and wow-factor master bedroom which is currently being used as a living area. There is also a lovely ensuite shower room.

Externally you will find a spacious rear garden with offroad parking and an electric car charging point. This home will certainly impress and we believe will appeal to growing families who are looking to be in a desirable location with the rush of urban life, and the Cheshire countryside on your doorstep.

It is also worth noting that the M6 motorway is within easy reach and larger towns such as Crewe and Nantwich are only minutes away by car. The property is within walking distance of excellent primary schools such as Weston Village Primary School which is a feeder for Alsager School. There is also a wonderful play park at the entrance of the development.

Call us today to secure your viewing!



### **Entrance Hall**

### **Kitchen Diner**

8'11" x 16'4"

Having a range of shaker style wall, base and drawer units with quartz worktops over incorporating a stainless steel sink and appliances such as a dishwasher, double oven, five ring gas hob and extractor and a fridge freezer. There is also space and plumbing for a washing machine. The kitchen boast a double glazed bay window and has a radiator and space for a table and chairs.

### **Living/Dining Room**

15'11" x 11'7"

Rear aspect window and patio doors to the garden. Radiator.

### **Cloakroom**

6'5" x 2'9"

Low level WC. Hand basin. Radiator. Front aspect window.

### **First Floor Landing**

Storage cupboard. Carpets. Stairs to the second floor.

### **Bedroom Two**

8'4" x 12'10"

Rear aspect window. Carpets. Radiator.

### **Bedroom Three**

8'11" x 12'9"

Front aspect window. Carpets. Radiator.

### **Bedroom Four**

7'3" x 9'3"

Rear aspect window. Carpets. Radiator.

### **Bathroom**

Bath with shower over. Low level WC. Pedestal wash basin. Chrome towel radiator. Front aspect window. Tiled walls.

### **Master Bedroom / Living Room**

22'4" x 12'5"

Front and rear aspect windows. Carpets. Radiator. Built in storage cupboard housing the boiler. Door to the ensuite.

### **Ensuite**

6'10" x 8'3"

Walk in shower cubicle. Low level WC. Pedestal wash basin. Chrome towel radiator. Rear aspect window. Tiled walls.

### **Externally**

Extended flagged patio area with a generous sized lawn. To the side of the property is off road parking and an electric car charging point.

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

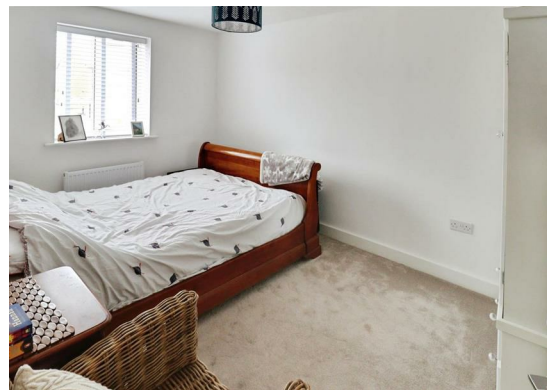
### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

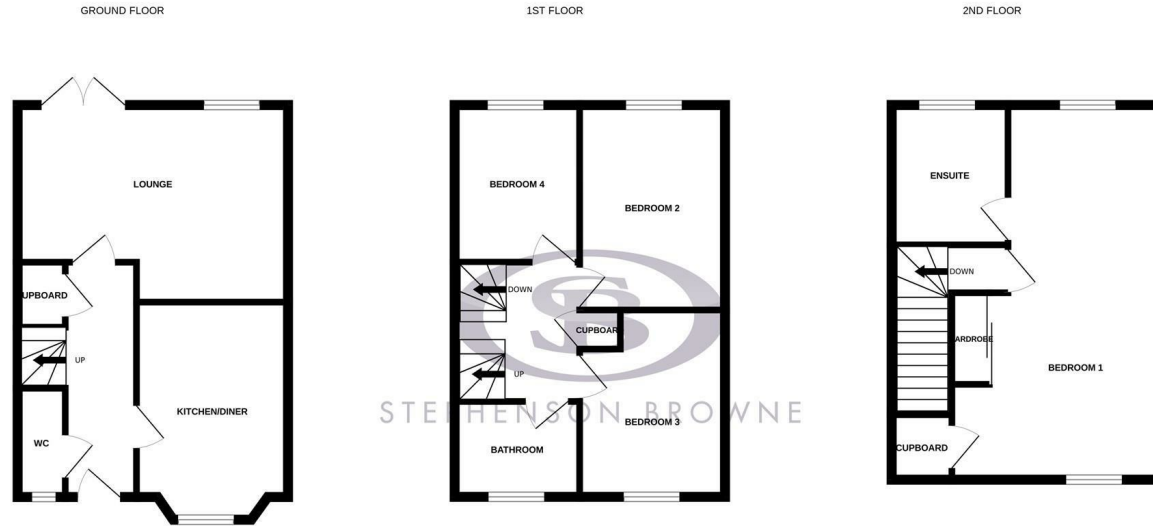
For a FREE valuation, please call or email and we will be delighted to assist.



- Beautifully Appointed Home
- Four Lovely Size Bedrooms
- En-Suite Facility To Principal Bedroom
- Ground Floor Cloakroom & First Floor Bathroom
- Driveway Providing Invaluable Off Road Parking With Charging Point
- Generous Size Enclosed Rear Garden
- Luxury Kitchen With Quartz Worktops
- Extremely Popular & Sought After Village Location
- Extremely Versatile Accommodation
- Suitable For All Age Groups

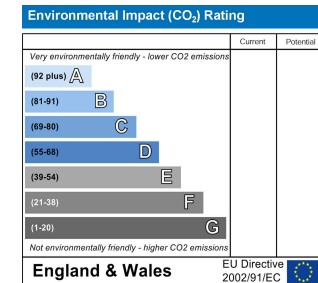
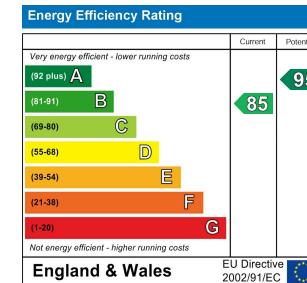


## Floor Plan



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



## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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