



STEPHENSON BROWNE

**Sheringham Drive, Crewe**

CW1 3XJ



**Offers Over £230,000**

## Description

Situated on Sheringham Drive in Crewe, this beautifully extended three-bedroom link-detached property occupies a generous corner plot, offering spacious and highly versatile accommodation ideal for first-time buyers, growing families, or investors alike.

The property opens into a welcoming entrance hall leading to a bright and generously proportioned lounge. From here, you enter the impressive extended open-plan dining kitchen, thoughtfully designed with a central dining island, a range of integrated appliances, and elegant French doors opening onto the rear garden, creating an exceptional space for modern family living and stylish entertaining. The kitchen also provides access to a useful storage cupboard and a versatile utility/store room fitted with wall and base units, with space and plumbing for a washer and dryer. This additional room offers excellent flexibility and further benefits from French doors leading out to the garden.

To the first floor are three well-sized and tastefully presented bedrooms, with the principal bedroom enjoying the advantage of built-in wardrobes. A contemporary three-piece family bathroom suite serves all bedrooms.

Externally, the front of the property features a tarmac and gravelled driveway providing off-road parking for up to three vehicles, complemented by a charming wildflower bed and a lawn that wraps attractively around the side of the home. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn with a paved patio area ideal for outdoor seating and al fresco dining. A wooden shed provides additional storage, while established flower beds and fencing create a pleasant and private outdoor retreat.



# Room Descriptions

Sheringham Drive is well positioned for local amenities, reputable schools, and leisure facilities. Crewe is a thriving town renowned for its excellent transport links. Crewe railway station provides direct services to Manchester, Liverpool, and London, while the A500 and M6 motorway network offer convenient road connections across the region.

Combining generous and stylish living space, an enviable corner plot position, and a highly convenient location, this impressive extended home presents a superb opportunity not to be missed.

## Hall

External front entrance door, UPVC double glazed window to the side elevation, central heating radiator, wood effect flooring, providing access to the ground floor accommodation and stair access to the first floor accommodation.

## Lounge

13'8" x 11'3"

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, gas feature fireplace, central heating radiator, power points.

## Open Plan Kitchen/Dining Room

17'8" x 14'2"

Modern kitchen comprising high quality wall and base unit with work surface over, tiled splash back, inset white ceramic sink with double drainer and mixer tap, integrated eye level oven and microwave, hob with extractor over, integrated dishwasher, fridge freezer, central island, ceiling spotlights throughout, wood effect flooring, two central heating radiators, ample power points, UPVC double glazed window to the rear and side elevation, French doors to the rear elevation, access to under stair storage and direct access into the utility/store.

## Utility/Store Room

13'5" x 7'7"

French doors to the rear elevation, wall and base units with work surface over, inset sink with two taps, space and plumbing for washing machine and dryer, wood effect flooring, strip ceiling light fitting, UPVC double glazed window to the front elevation, ample power points, space to house further storage. This versatile room offers excellent flexibility and could serve a variety of purposes, such as a home gym, workshop, hobby room, or additional sitting room, subject to the necessary consents.

## Landing

Giving access to all first floor accommodation, UPVC double glazed window to the side elevation, ceiling light fitting, carpet flooring, access to the loft void.



### Bedroom One

14'4" x 8'7" max

Two UPVC double glazed windows to the front elevation, ceiling light fitting, central heating radiator, built in wardrobes, carpet flooring, power points.

### Bedroom Two

8'4" x 7'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator with radiator cover, carpet flooring, power points.

### Bedroom Three

7'10" x 5'8"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring central heating radiator, power points. A great space to also use as a home office or study.

### Bathroom

6'7" x 6'0"

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage underneath, low level bath with mixer tap and shower over, tiled splash back, tile effect flooring, central heating radiator, extractor fan.

### Externally

Externally, the property benefits from a spacious driveway to the front, providing ample off-road parking. Gated side access runs along the right-hand side of the home, bordered by a mature wildflower lawn that adds both colour and character.

To the rear, there is a fully enclosed garden, predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and al fresco dining. The garden is beautifully framed by well-stocked flower beds featuring a variety of established plants and shrubs, creating an attractive and private outdoor space.

### Tenure

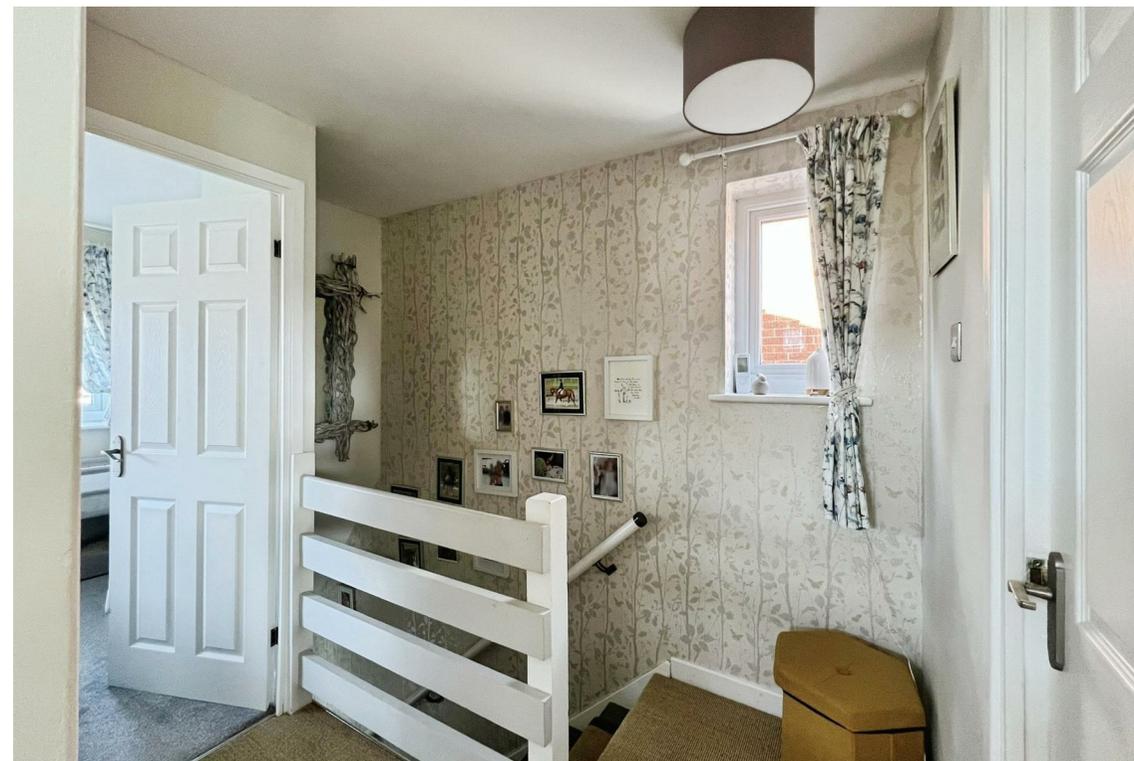
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

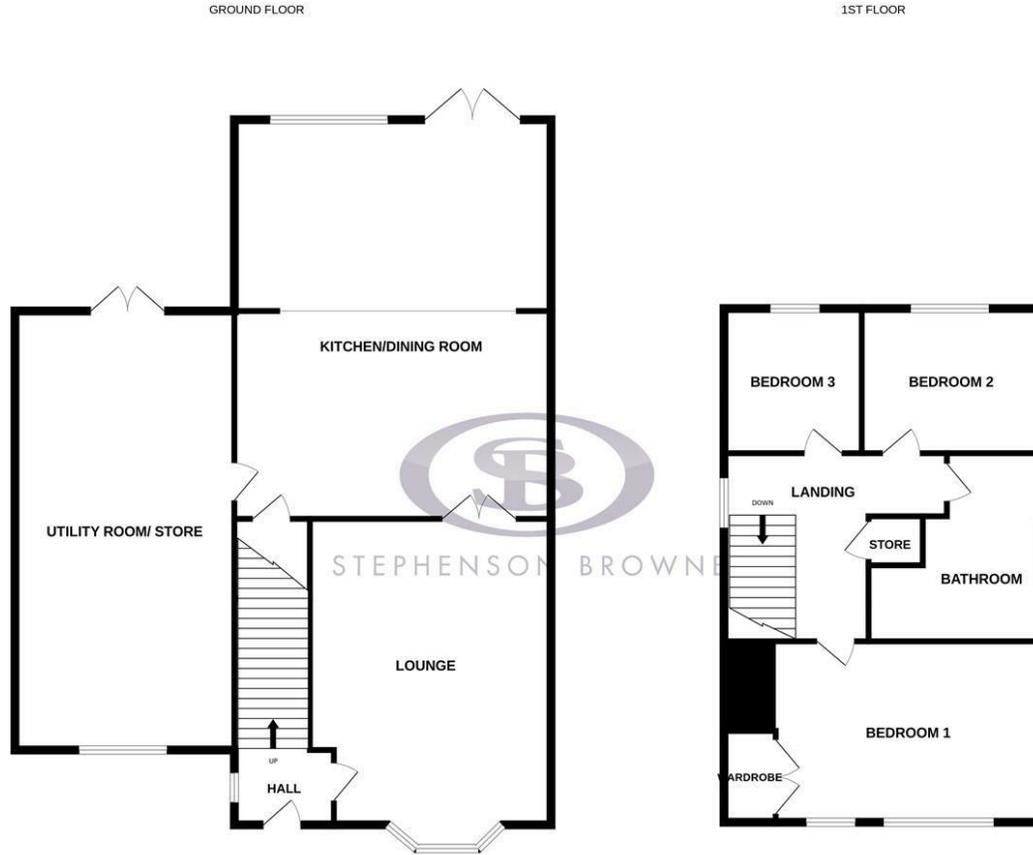
For a FREE valuation please call or e-mail and we will be happy to assist.

### 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.



# 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



# EPC Rating

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

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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