



STEPHENSON BROWNE

## Crewe Road, Winterley, Sandbach

CW11 4RF



**Offers In The Region Of  
£550,000**

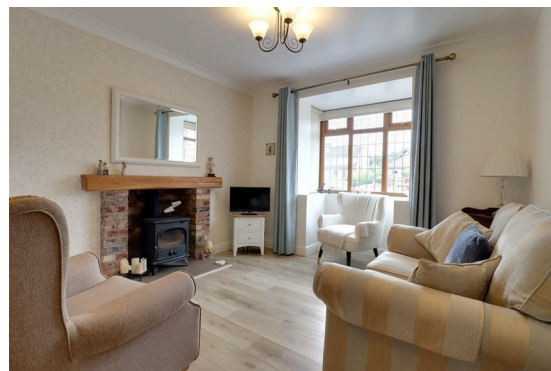
## DESCRIPTION

Back On The Market - This impressive detached family home on Crewe Road in Winterley offers a perfect blend of space, comfort, and modern living. Previously extended, the property has nearly doubled its internal floor area, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by four well-appointed reception rooms, including a welcoming lounge, a cosy sitting room, a spacious dining room, and a delightful garden room. The garden room serves as the heart of the home, featuring Velux skylight windows and patio doors that provide a seamless connection to the private and enclosed rear garden, perfect for entertaining or simply enjoying the outdoors.

The kitchen is complemented by a separate utility room, ensuring practicality for everyday living. The home boasts four generously sized double bedrooms, with the principal bedroom benefiting from an ensuite bathroom. Additionally, there is a family bathroom and a convenient downstairs WC. The two largest bedrooms are equipped with fitted wardrobes, providing ample storage space.

The property is further enhanced by underfloor heating throughout, ensuring warmth and comfort during



the colder months. Outside, the driveway offers parking for several vehicles, while the garden features a brick store, a workshop / home office, a summerhouse, and a charming roofed pergola seating area, creating a perfect retreat for relaxation.

This delightful home in a sought-after location is not to be missed. It combines modern amenities with a tranquil village atmosphere, making it an excellent choice for those looking to settle in a welcoming community.



# ROOM DESCRIPTIONS

## Hall

5'11" x 2'9"

## Lounge

14'10" x 11'10"

Built-in wall gas fire. Bay window. Folding doors leading through to garden room.

## Sitting Room

11'0" x 9'9"

Multi-fuel burning stove. Bay window.

## Kitchen

12'1" x 11'6"

A range of wall and base units with work surface over. Peninsula. New Belling electric range cooker and Rangemaster extraction hood. Integrated dishwasher and fridge with small freezer compartment.

## Dining Room

11'6" x 10'8"

Patio doors.

## Garden Room

13'7" x 11'6"

Patio doors. Two Velux skylights.

## Utility

7'1" x 4'8"

Space for a washing machine.

## WC

4'9" x 3'10"

## Bedroom One

14'3" x 11'5"

Double bedroom. Two built-in sliding mirrored wardrobes.

## Ensuite

11'4" x 8'8"

Four piece suite including his and hers vanity sink unit.

## Bedroom Two

14'11" x 9'10"

Double bedroom. Fitted wardrobes and units.

## Bedroom Three

12'4" x 9'0"

Double bedroom.



### **Bedroom Four**

11'2" x 9'9"

Double bedroom.

### **Bathroom**

8'11" x 5'11"

Four piece suite including vanity sink.

### **Storage Room**

7'10" x 2'10"

### **Garage**

16'4" x 15'3"

Electric roller door. Loft.

### **Workshop / Home Office**

13'0" x 7'0"

With power and tv ariel.

### **Brick Store**

For storage.

### **External**

Driveway parking for several vehicles. Gated side access on both sides. To the rear, a private and enclosed, South-west facing, well lit garden with seating areas, summerhouse, and pergola with polycarbonate roof.

### **General Notes**

EvoCore waterproof laminate flooring installed 18 months ago.

Understairs storage and space for cloaks.

Underfloor heating throughout.

Fully alarmed security system.

The loft is boarded, has a fitted ladder and power.

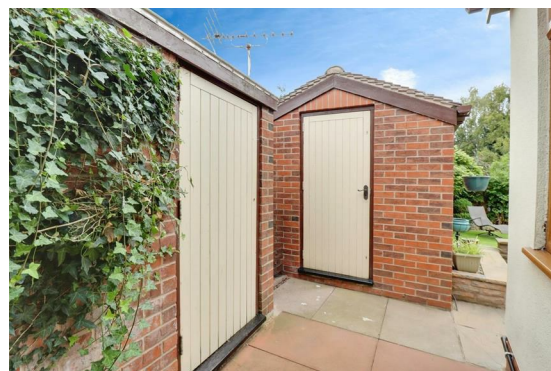
Consumer Unit replaced approx. 12 years ago.

A fully insulated mains fed hot water cylinder, a newly installed and fully serviced boiler.

### **AML Disclosure**

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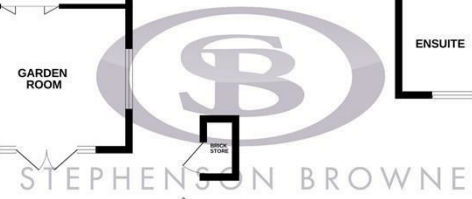
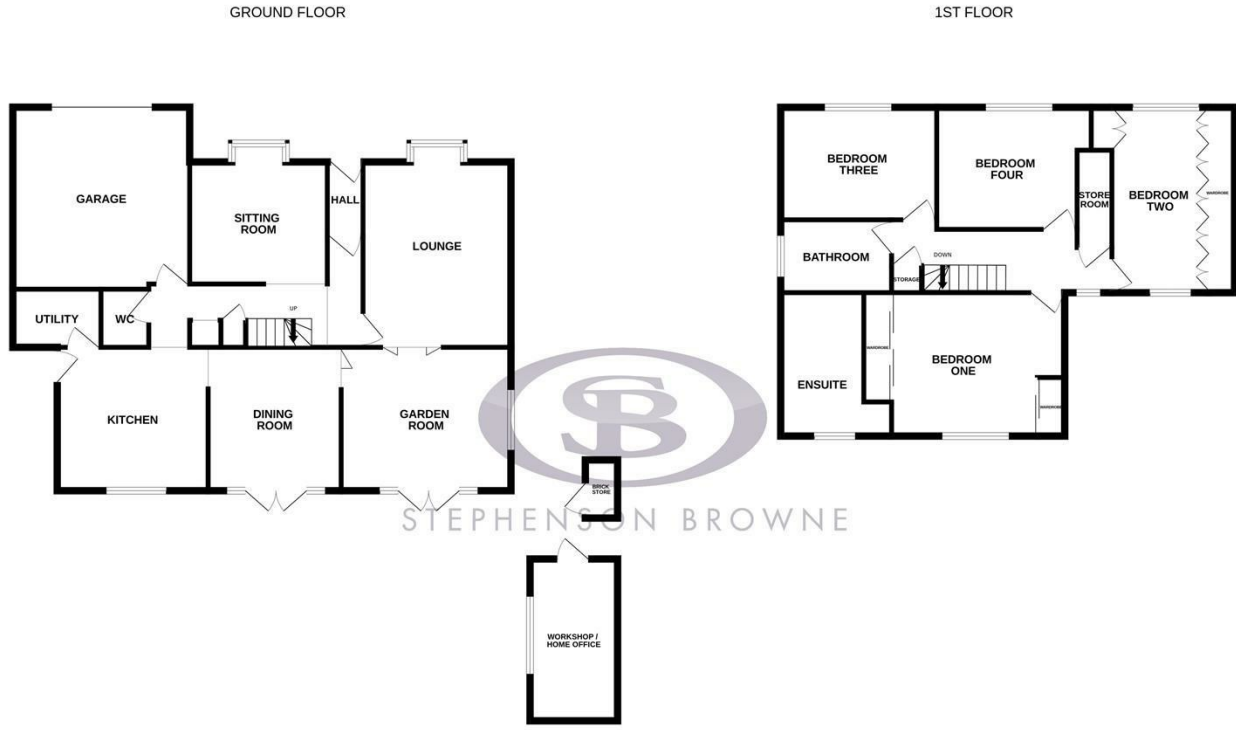


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## **Viewing**

Please contact our office using the details provided below 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



# EPC Rating

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

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