STEPHENSON BROWNE

Orchard House, West Avenue, Weston, Crewe

CW2 5LY

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Asking Price £695,000

DESCRIPTION

Stephenson Browne are delighted to present this deceptively spacious four/five bedroom detached family home, built by the current vendors to an exacting high specification and situated on the highly desirable West Avenue in Weston. Offering substantial and versatile accommodation, including a self-contained one-bedroom, generously proportioned multifunctional annexe, this could be used to run a business such as a physio etc. This unique property provides an outstanding level of flexibility, 260sq metres/ 2080 sf of luxury plus a generous loft which is 34ft x 12ft.

You are welcomed into a spacious and inviting hallway leading to a range of well proportioned living spaces. At the heart of the home is the impressive open plan kitchen, dining and living area, with a high vaulted ceiling and expansive patio doors creating seamless indoor outdoor living. Offering ample room for both everyday family life and entertaining, this exceptional space truly forms the hub of the home and is sure to be a favourite feature.

The property also benefits from a separate lounge, providing a quieter space to relax and unwind, whilst a dedicated home office is ideal for those working remotely. Completing the ground floor is a useful utility room and convenient downstairs WC.

To the first floor, the main house offers three generously proportioned bedrooms, providing comfortable and versatile accommodation, together with a well-appointed family bathroom.

A particularly impressive feature is the internally connected annexe, which offers a fantastic, additional living space. Complete with its own bedroom, living accommodation and bathroom, the annexe could be ideally suited to multi-generational living, dependent relatives, guests or incorporated into the main house.

The property occupies a generous plot with a beautiful garden attracting plenty of wildlife and offering a peaceful outdoor space. Ideally positioned in Weston, close to local amenities.

Must view home

ROOM DESCRIPTIONS

Porch

Hall

Lounge
13'11" x 21'0"

Study
8'8" x 10'9"

Kitchen
13'1" x 12'9"

Lounge/Diner
19'11" x 13'7"

Utility Room
6'6" x 9'7"

W.C.
6'9" x 3'1"

Stairs To First Floor

Landing

Bedroom One
11'7" x 13'6"

Ensuite
5'0" x 7'11"

Walk-in Wardrobe

Bedroom Two
13'11" x 12'3"

Bathroom
8'7" x 10'7"

Bedroom Three
8'7" x 14'0"

Externally
To the front of the property, there is a large driveway with enough space for multiple cars to park on. To the rear of the property, the garden is mostly laid to lawn with a generous paved area towards the back and a large patio area closest to the house that runs the full length of the whole property with access from both the annexe and the main house, again making this the perfect area for entertaining guests. The rear garden also contains a large brick built shed leaving more than enough space for storage. It is worth noting, the plot size is 1/6 of an acre.

Annexe

Kitchen
11'7" x 15'2"

Lounge
11'1" x 18'8"

W.C.
6'5" x 2'5"

Stairs to Bedroom Four

Landing

Bedroom Four
11'1" x 13'3"

Ensuite
5'1" x 10'2"

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.

Council Tax
Band F

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.

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.

Loft Space
34' x 12'
Suitable for conversion subject to the necessary planning approval.

GARDEN PARTY

STEPHENSON BROWNE

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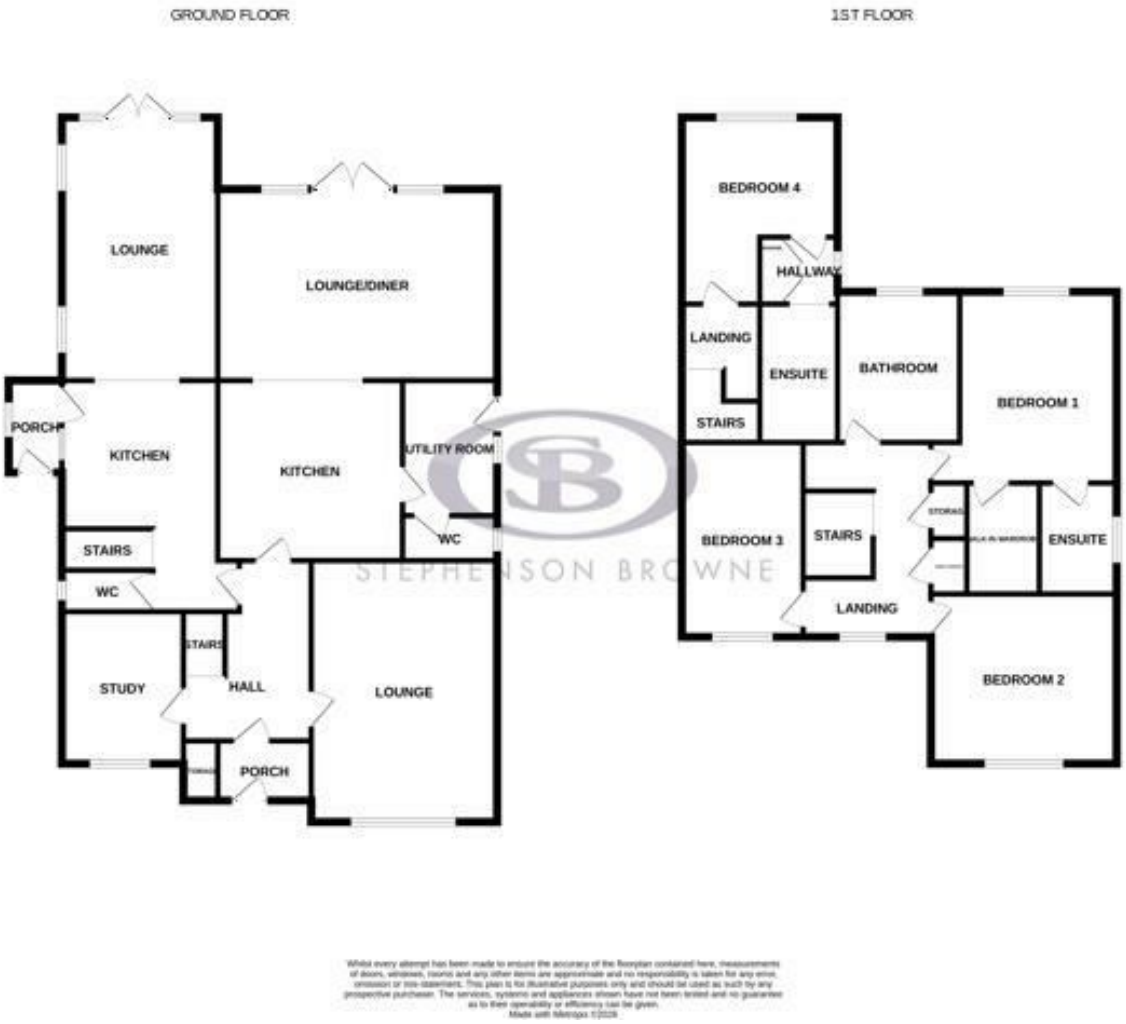
Viewing

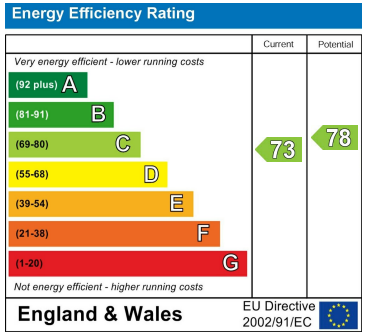
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

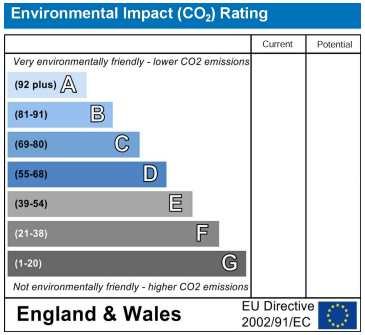
Floorplans



Area Map

EPC Rating





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234 Nantwich Road, Crewe, Cheshire, CW2 6BP
01270 252545
crewe@stephensonbrowne.co.uk
www.stephensonbrowne.co.uk

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