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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Jacaranda Manor Road, Baldwins Gate, Crewe, CW3 9PT







Freehold £1,150,000

Bob Gutteridge Estate Agents are delighted to present to the market this simply stunning detached residence, occupying an impressive 0.7 acre plot within the highly regarded semi-rural location of Balwins Gate. The current owners have over recent years undertaken a complete transformation and extension, creating a truly unique and beautifully finished family home where no expense has been spared.

The property benefits from gas combination central heating and recently installed Upvc double glazing. Upon entering, you are welcomed by a generous and light-filled entrance hallway featuring an impressive spiral staircase. The ground floor offers extensive and versatile accommodation including a spacious family room/lounge, separate sitting room/snug, conservatory, a stunning open-plan fitted kitchen/dining room with integrated appliances, utility room, downstairs WC, further WC, and access to a double integral garage. To the first floor, the property continues to impress with a superbly designed layout. The principal bedroom features a private balcony overlooking the front gardens, walk-in wardrobe, and a luxury four-piece en-suite shower room. There are four further generous bedrooms, with bedrooms two and three benefiting from a Jack and Jill en-suite, plus an additional walk-in wardrobe to bedroom two. Bedrooms three and four also include fitted wardrobes. A further luxury family bathroom and separate WC complete the first floor. Externally, the property sits within beautifully established grounds extending to approximately 0.7 acres, offering ample off-road parking and mature gardens to the front, side and rear. Additional features include a detached summerhouse/home office, ideal for remote working or leisure, and a practical boot room-perfect for

ENTRANCE HALL

With composite double glazed side access door with double glazed panels to sides, Upvc double glazed windows to front, a beautiful feature spiral staircase leading to the first floor, cornicing to ceiling, modern vertical radiator, marble effect tiled flooring, and doors leading off to rooms including:







DOWNSTAIRS WC 1.75m x 1.75m (5'9" x 5'9")

With Upvc double glazed window to front, pendant light fitting, a white suite comprising dual flush WC and vanity sink unit with chrome mixer tap above, marble effect tiled flooring, wall panelling, and traditional style radiator.



LOUNGE / FAMILY ROOM 7.87m x 4.83m (25'10" x 15'10")

With Upvc double glazed windows to front and side aspects, cornicing to ceiling, two pendant light fittings, oak-effect laminate flooring, TV aerial connection point with Sky Q connection (subject to usual transfer regulations), two modern vertical radiators, power points, and feature cast iron log burner with brick inset and slate hearth.







STUNNING OPEN PLAN FITTED KITCHEN / DINING ROOM 12.01m x 3.33m (39'5" x 10'11")

With three Upvc double glazed windows to rear, Upvc double glazed sliding patio doors to side, eighteen LED spotlight fittings plus additional downlights, herringbone effect laminate flooring with electric underfloor heating, TV aerial connection point, a comprehensive range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, Quartz work surfaces incorporate a one-and-a-half bowl porcelain sink unit with brushed stainless steel mixer tap above, integrated twin Bosch ovens, integrated Bosch microwave, integrated Whirlpool coffee machine, space for American-style fridge/freezer, integrated four ring induction hob with Bosch extractor hood above, integrated dishwasher, breakfast bar area, power points, and modern vertical radiator. Access leads off to:









PANTRY 1.83m x 0.79m (6'0" x 2'7")

With Upvc double glazed window to front, light fitting, electricity consumer unit, ceramic tiled flooring, BT telephone point (subject to usual transfer regulations), and ample shelving and storage space.

CONSERVATORY 3.53m x 1.93m (11'7" x 6'4")

Brick and Upvc double glazed construction with panels to sides and rear, Upvc double glazed rear access door, two wall light fittings, tiled flooring, modern vertical radiator, and power points.

SNUG/SITTING ROOM 3.61m x 2.69m (11'10" x 8'10")

With Upvc double glazed window to front, pendant light fitting, herringbone effect laminate flooring with electric underfloor heating, TV aerial connection point, Sky Q connection (subject to usual transfer regulations), panelled radiator, and power points.





REAR LOBBY AREA

With Upvc double glazed rear access door with glazed side panels, spotlight fittings, ceramic tiled flooring, integral access to garage and doors leading off to:



SEPARATE WC 1.57m x 0.79m (5'2" x 2'7")

With Upvc double glazed window to rear, spotlight fittings, low level dual flush WC, panelled radiator, and ceramic tiled flooring.



UTILITY ROOM 2.69m x 2.39m (8'10" x 7'10")

With Upvc double glazed window to rear, LED spotlight fittings, a range of base and wall mounted storage cupboards, quartz work surfaces with inset double stainless steel sink unit with brushed stainless steel mixer tap, ceramic tiled flooring, double panelled radiator, plumbing for automatic washing machine, space for condenser dryer, and power points.



FIRST FLOOR LANDING

With Upvc double glazed windows to front, cornicing to ceiling, multiple light fittings, smoke alarm, access to loft space, power point, built-in storage cupboard, and doors leading off to rooms including:





BEDROOM ONE 4.83m x 4.34m + recess (15'10" x 14'3" + recess)

With Upvc double glazed window to front, Upvc double glazed patio doors to side leading to balcony, LED spotlight fittings, feature wood panelled wall, wood-effect laminate flooring, modern vertical radiator, power points, and access to:







BALCONY

A delightful seating area enclosed by brushed stainless steel and glazed panels, providing the perfect space to sit, unwind, and enjoy peaceful views over the front garden.





WALK-IN WARDROBE 3.63m x 3.45m (11'11" x 11'4")

With Upvc double glazed window to side, LED spotlight fittings, modern flooring, extensive fitted wardrobes, dressing area, power points, and additional storage cupboard.



EN-SUITE FOUR PIECE BATHROOM 3.28m x 2.97m (10'9" x 9'9")

With Upvc double glazed frosted windows to side and rear, LED spotlight fittings, extractor fan, fully tiled in modern grey ceramics, and a high specification suite comprising dual flush WC, his and hers vanity sink units with chrome mixer taps, walk-in shower enclosure with thermostatic shower and separate attachment, freestanding bath, twin chrome towel radiators, electric shaver point, and LED mirror.







BEDROOM TWO 5.72m x 3.30m (18'9" x 10'10")
With Upvc double glazed French doors to front with glazed balcony, Upvc double glazed window to front, LED spotlight fittings, modern wood effect flooring, TV aerial connection point, modern vertical radiator, and access to:







WALK-IN WARDROBE 3.86m x 2.18m (12'8" x 7'2")
With LED lighting, extensive fitted wardrobes, dressing area, power points and ample storage.



JACK AND JILL EN-SUITE SHOWER ROOM 2.92m x 2.21m (9'7" x 7'3")

With LED spotlight fittings, extractor fan, and a modern suite comprising of his and hers vanity sink units with twin basins and chrome mixer taps, dual flush WC, corner glazed shower enclosure with thermostatic shower, and modern radiator





BEDROOM THREE 6.93m x 2.72m (22'9" x 8'11")

With Upvc double glazed window to rear, LED spotlight fittings, double panelled radiator, laminate flooring, and power points.





BEDROOM FOUR 4.62m x 3.02m + recess (15'2" x 9'11" + recess)
With Upvc double glazed windows to rear, pendant light fitting, double panelled radiator, power points, and built-in wardrobes providing ample domestic hanging space and storage space.





BEDROOM FIVE 4.14m x 3.33m (13'7" x 10'11")
With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, wood-effect flooring, power points, and built-in wardrobes providing ample domestic hanging space and storage space.





FAMILY BATHROOM 2.54m x 1.65m (8'4" x 5'5")
With Upvc double glazed frosted window to side, LED spotlight fittings, extractor fan, fully tiled walls and flooring, and a modern suite comprising panel bath with thermostatic shower above and separate attachment, vanity sink unit with mixer tap, LED mirror, and chrome fittings.



SEPARATE WC 1.78m x 0.79m (5'10" x 2'7")

With Upvc double glazed window to front, two spotlight fittings, half tiled walls, tiled flooring, and dual flush WC.

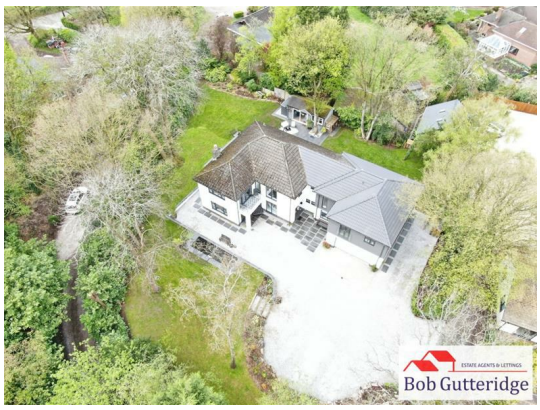


EXTERNALLY

Jacaranda is approached via Manor Road along a private gravelled driveway, bordered by mature hedges, trees, and well-established shrubs, creating an attractive and secluded setting.







FORE GARDEN

Upon entering the frontage, you will find a gravelled driveway providing ample off-road parking for several vehicles, thoughtfully designed to allow easy turning. Brick retaining walls tier up to a lawned section with a host of established shrubs, trees, and hedging to the borders. There is a feature pond along with various seating areas. Access leads to:







SIDE GARDEN

The side garden again features mature hedges, trees, and shrubs to the borders, along with a gravelled and paved pathway and attractive retaining walls, tiered up to a lawned section, also providing access to;



REAR GARDEN

To the rear, this home offers a secluded retreat enclosed by timber fencing and garden brick walls, complemented by mature shrubbery to the borders. A stone-paved area provides ample patio and entertaining space, alongside a further lawned section, with access to;











GARDEN ROOM / HOME OFFICE 5.97m x 2.49m (19'7" x 8'2")

Upvc double glazed window to the front elevation along with Upvc sliding patio doors. Oak effect laminate flooring. Independent RCD electricity consumer unit. Power points. Two pendant light fittings.







BOOT ROOM

With Upvc double glazed window to side aspect along with a Upvc rear access door, four inset spotlight fittings, modern vertical towel radiator, fitted work surface incorporating a built-in dog wash with thermostatic direct flow shower, plumbing for automatic washing machine, modern wood effect flooring, power points and a built-in boiler cupboard housing a Worcester gas combination boiler providing the domestic hot water and central heating systems.





ADDITIONAL PARKING
With a further stone chipping area allowing for further off road parking.



INTEGRAL GARAGE 5.84m x 6.02m (19'2" x 19'9")
With roller door to frontage, lighting, Upvc double glazed frosted windows to sides, power supply connected, ample storage space, and door to built-in airing cupboard housing a pressurised hot water system and additional storage.

THE PLOT
Set on a 0.7 acre plot.



COUNCIL TAX
Band 'G' amount payable to Newcastle-under-Lyme Borough Council.

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Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE
We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES
Main services of gas, electricity, and water are connected.

VIEWING
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Jacaranda, Manor Road, Crewe, Madeley, CW3 9PT, GB



Ground Floor

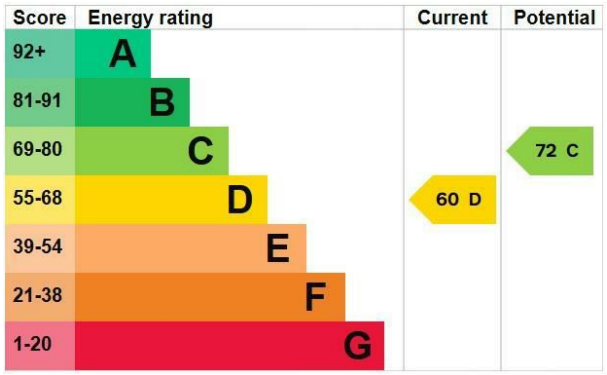


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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