



6 Ellis Close

CW2 5SX

Asking Price £460,000



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STEPHENSON BROWNE

*****MUST BE VIEWED!***** Stephenson Browne are thrilled to present this outstanding FIVE bedroom detached house which offers a perfect blend of space, comfort, and modern living. The property is nicely set back from the road with private access to just a select few properties which provides a sense of prestige and privacy.

Upon entering, you will be greeted by an exceptionally spacious interior that boasts three well proportioned reception rooms, ideal for both entertaining guests and enjoying family time. The large kitchen dining room is a true highlight, designed for both functionality and style, making it the heart of the home. Additionally, a useful boot room/pantry adds practicality to daily living.

The principal bedroom is a luxurious retreat, complete with an en-suite bathroom that ensures privacy and convenience. Bedroom two also benefits from an en-suite shower room, making it perfect for guests or family members.

Outside, the property features a generous SOUTH FACING rear garden, perfect for enjoying sunny days and outdoor activities. The integral garage provides additional storage and secure parking, whilst the ample driveway ensures that you and your guests will never be short of space.

This remarkable home has seen many upgrades since its construction, making it a desirable choice for those seeking a modern lifestyle in a picturesque setting. With its spacious layout and prime location, conveniently close to good schools and local amenities. This property is not to be missed!



Porch

Entrance Hall

Lounge

17'5" x 11'9"

Snug

8'5" x 7'10"

Study

9'8" x 7'1"

Kitchen/Dining Room

19'5" x 11'7"

Utility Room

Boot Room/Pantry

8'5" x 7'10"

W.C

Stairs to First Floor

Bedroom One

13'3" x 12'8"

En-Suite Bathroom

Bedroom Two

12'0" x 10'8"

En-Suite

Bedroom Three

10'9" x 10'0"

Bedroom Four

9'5" x 9'5"

Bedroom Five

8'5" x 8'5"

Family Bathroom

Externally

Council Tax

Band E.

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.

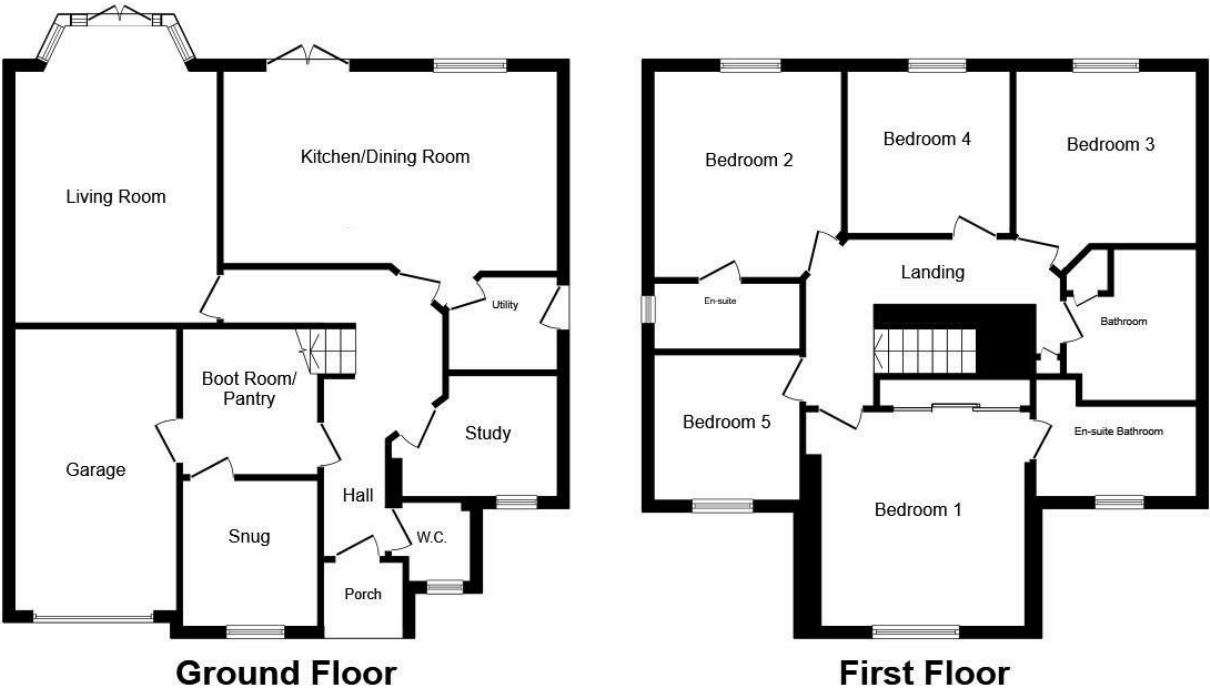
For a FREE valuation, please call or email and we will be delighted to assist.



- Outstanding Detached Property
- Five Bedrooms
- Principal Having En-suite Bathroom
- En-suite To Bedroom Two
- Spacious Kitchen Dining Room
- Three Reception Rooms
- Downstairs W.C
- Integral Garage
- Great Size South Facing Garden
- Sought After Village Location



Floor Plan



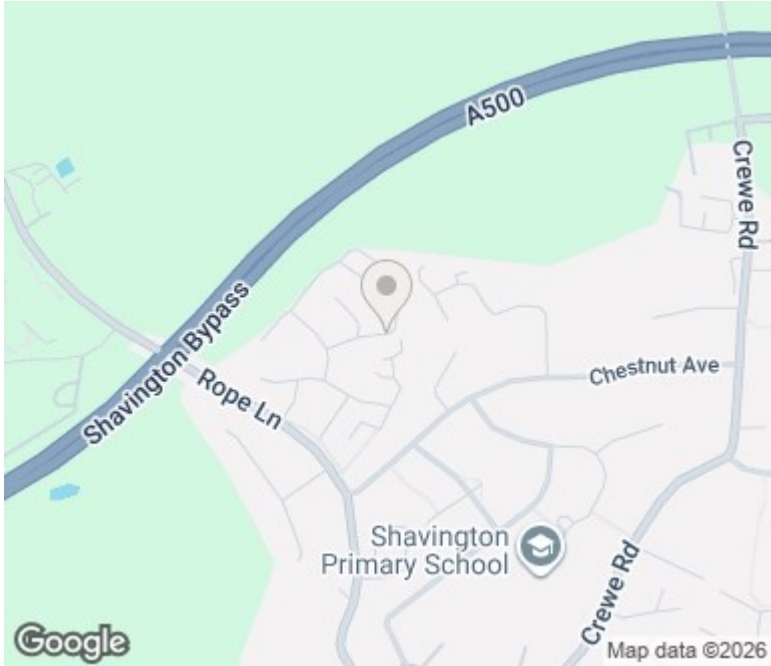
Ground Floor

First Floor

Total floor area 173.0 m² (1,863 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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