



**62 Philip Taylor Drive**

CW1 4GU

**Offers Over £310,000**



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STEPHENSON BROWNE

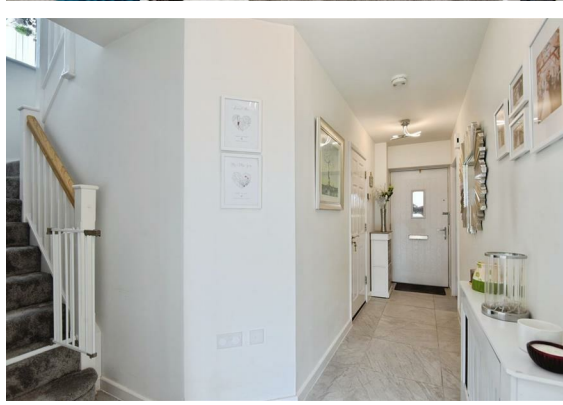
Stephenson Browne are delighted to present this spacious detached home which offers an exceptional living experience for families seeking comfort and style. With four generously sized DOUBLE bedrooms, this property is perfect for those who value space and privacy. The principal bedroom boasts an ensuite, ensuring a personal retreat, while the family bathroom features a modern four piece suite, catering to all your needs.

As you enter, you are welcomed by a spacious entrance hall which leads to a lovely lounge adorned with a charming box bay window and a bespoke media wall, creating an inviting atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the expansive kitchen dining room, which is bathed in natural light thanks to the French doors that open onto the rear garden. This seamless connection to the outdoors makes it an ideal space for family gatherings and summer barbecues.

The property also includes a useful utility room with a W.C., adding to the convenience of daily living. The spacious landing provides access to all four bedrooms and features additional storage, ensuring that the home remains clutter-free.

For those with vehicles, the property offers ample off- road parking, along with an integral garage for added security and storage. The rear garden is a standout feature, being one of the largest plots in the development, providing a fantastic outdoor space for children to play or for gardening enthusiasts to cultivate their green thumb.

In summary, this delightful detached house on Philip Taylor Drive is a rare find, combining spacious living areas, modern amenities, and a prime location. It is an ideal choice for families looking to settle in a welcoming community.



**Entrance Hall**

17'9" x 14'0" (max)

**Lounge**

17'1" x 10'5"

**Kitchen/Dining Room**

18'8" x 10'4"

**Utility Room**

5'10" x 5'2"

**W.C**

**Stairs to First Floor**

**Bedroom One**

13'8" x 8'11"

**En-Suite**

**Bedroom Two**

11'1" x 10'7"

**Bedroom Three**

10'9" x 8'6"

**Bedroom Four**

9'5" x 7'7"

**Bathroom**

**Externally**

The property sits nicely back from the road and has a private driveway providing ample off road parking. To the rear, the garden is a great size. Being mainly laid to lawn with a good size patio to sit out and enjoy the warmer months.

**Council Tax**

Band D.

**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?**

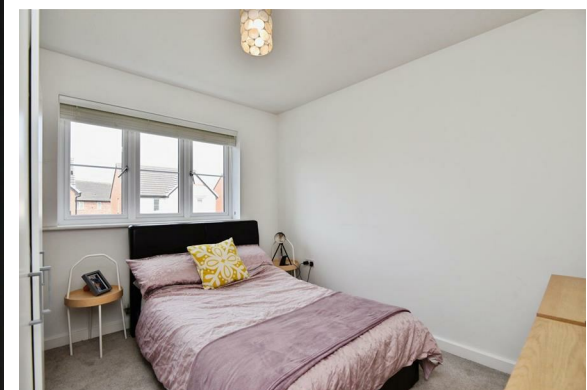
For a FREE valuation please call or e-mail and we will be happy to assist.

**Management Charge**

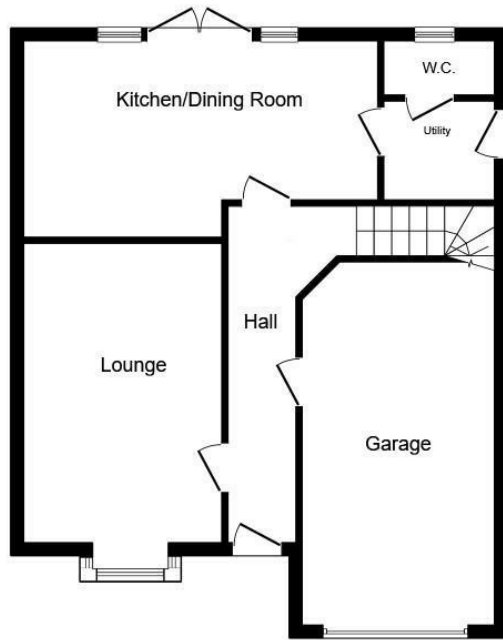
There is an annual management charge of £125.00.



- Spacious Detached Property
- Lovely Lounge With Bespoke Media Wall
- Great Size Kitchen Dining Room
- Utility Room And W.C
- Four Double Bedrooms
- En-suite To Principal Bedroom
- Integral Garage
- Fantastic Rear Garden
- Off Road Parking
- Freehold

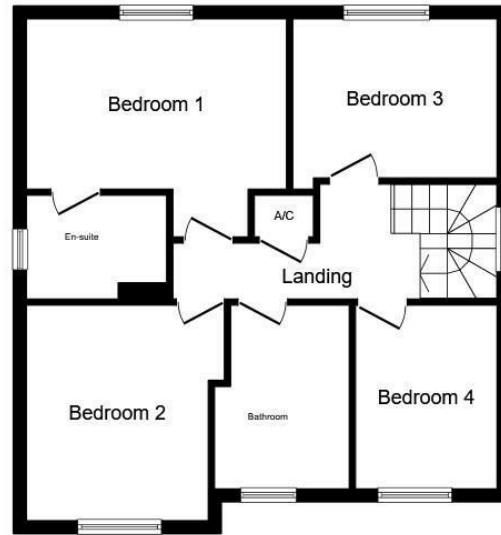


## Floor Plan



### Ground Floor

Floor area 65.9 m<sup>2</sup> (709 sq.ft.) approx



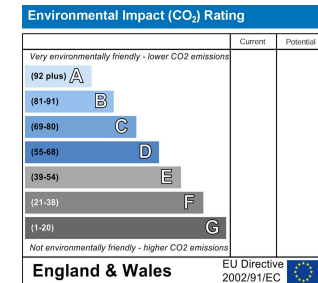
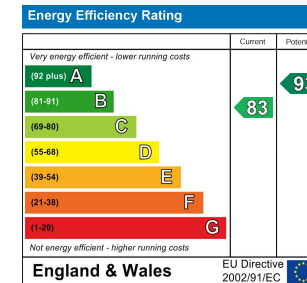
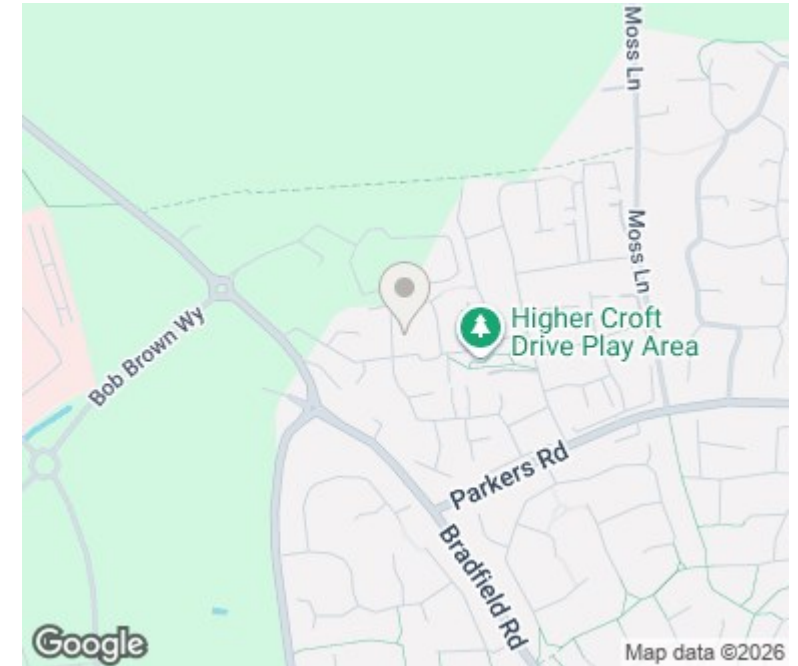
### First Floor

Floor area 58.9 m<sup>2</sup> (633 sq.ft.) approx

Total floor area 124.7 m<sup>2</sup> (1,342 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



## 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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