



STEPHENSON BROWNE

**Abbey Park Way, Weston,
Crewe**

CW2 5NR



**Offers In The Region Of
£250,000**

Description

Occupying an enviable position within the highly sought after Wychwood Village development, this beautifully presented four bedroom townhouse offers spacious and versatile accommodation arranged over three well designed floors. Ideal for modern family living, the property combines generous room sizes with a flexible layout to suit a variety of lifestyles.

The welcoming entrance hall leads to a contemporary open-plan kitchen/dining room, creating the perfect space for everyday family life and entertaining. The kitchen offers a range of fitted units with ample worktop and storage space, while the dining area overlooks the rear garden. Completing the ground floor is a useful cloakroom/WC and a versatile fourth bedroom, which could also be used as a home office, playroom or additional reception room.

The first floor is home to the impressive lounge, a bright and spacious room filled with natural light, providing the ideal place to relax. Bedroom three is also located on this floor, offering flexible accommodation for family members or guests.

The second floor comprises a generous principal bedroom with an en-suite shower room, a further generous size double bedroom and a modern family bathroom.

Externally, the property benefits from a well maintained rear garden, a detached garage and driveway parking. Conveniently located for Nantwich, Crewe and Junction 16 of the M6, Wychwood Village offers a peaceful setting with excellent commuter links, local amenities and attractive countryside walks close by.



Beautifully maintained throughout and ready to move straight into, this superb home offers flexible accommodation in a desirable location, making it an excellent choice for families, professionals and downsizers alike. Early viewing is highly recommended.

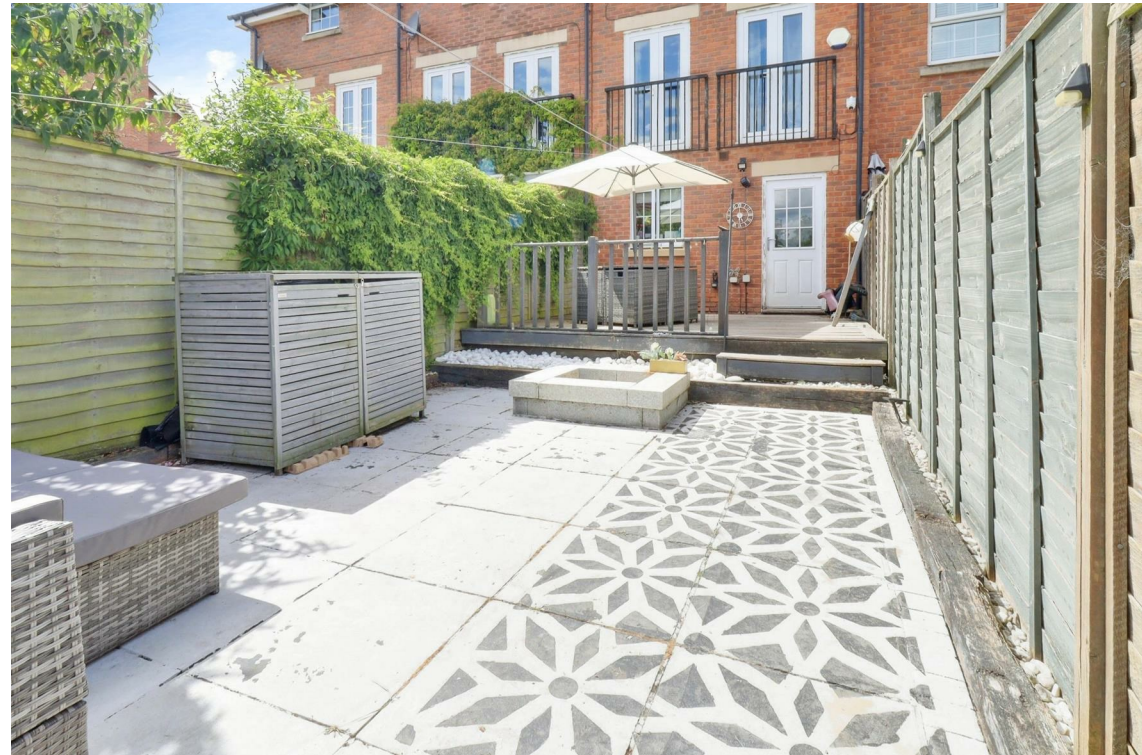
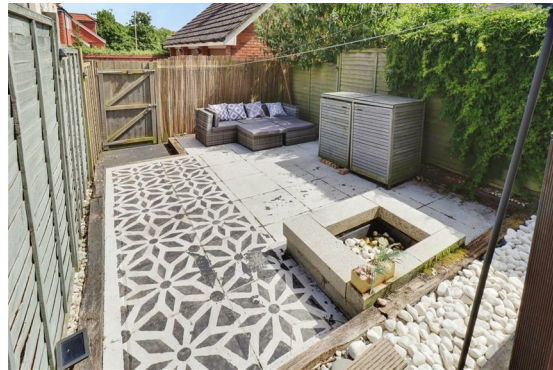


Viewing

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



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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk