



**29 Joseph Reddrop Way**

CW1 3GA

**£330,000**



4



3



2



B



STEPHENSON BROWNE



Positioned close to all local amenities alongside two of the towns major employers namely Bentley Motors and Leighton hospital is this stunning home on Joseph Reddrop Way. Beautifully designed, this detached family home is an ideal choice for those seeking space and comfort. With four generously sized bedrooms, this property is perfect for a growing family. The home boasts two fabulous size reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is undoubtedly the superb fitted kitchen diner, which extends over an impressive eight meters. This inviting space is enhanced by skylight windows, a large bay window currently housing a sofa and French doors that allow natural light to flood in, creating a warm and welcoming atmosphere. The kitchen diner is not only functional but also a delightful area to unwind, socialise or entertain family and friends. The lounge is equally impressive again with skylight windows and French doors opening onto the enclosed garden.

The property includes an invaluable cloakroom to the ground floor, a family bathroom on the first floor and an en-suite facility attached to the principal bedroom, ensuring convenience for all family members creating a very practical layout.

Parking is a breeze with space for several vehicles, making it easy for family and friends to visit.

The home is situated in a popular and convenient location, ideally positioned for access to local amenities, schools, and transport links.

With no buying chain involved, this stunning detached house is ready for you to make it your own. Don't miss the opportunity to view this exceptional family home that combines style, space, and a prime location.

#### **Entrance Hall**

#### **Cloakroom**

#### **Lounge**

19'11" x 16'9" maximum (6.089m x 5.116m maximum)

#### **Fitted Kitchen Diner**

26'11" x 8'5" excluding the bay (8.227m x 2.570m excluding the bay)

#### **Stairs to First Floor Landing**

#### **Bedroom One**

12'6" x 11'10" maximum (3.831m x 3.624m maximum)







#### **En-Suite Shower Room**

6'4" x 4'1" (1.949m x 1.265m)

#### **Bedroom Two**

12'8" x 10'8" maximum (3.882m x 3.253m maximum)

#### **Bedroom Three**

10'0" x 8'10" (3.049m x 2.694m)

#### **Bedroom Four**

10'7" x 6'2" maximum (3.232m x 1.899m maximum)

#### **Family Bathroom**

6'9" x 6'4" (2.078m x 1.949m)

#### **Integral Garage**

Up and over door personal door to garden. Power and light.

#### **Externally**

The property occupies a corner plot with open area to the front. To the rear the garden is enclosed with a feature brick wall and landscaped to include a lawn and flagged patio.

#### **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.

#### **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.

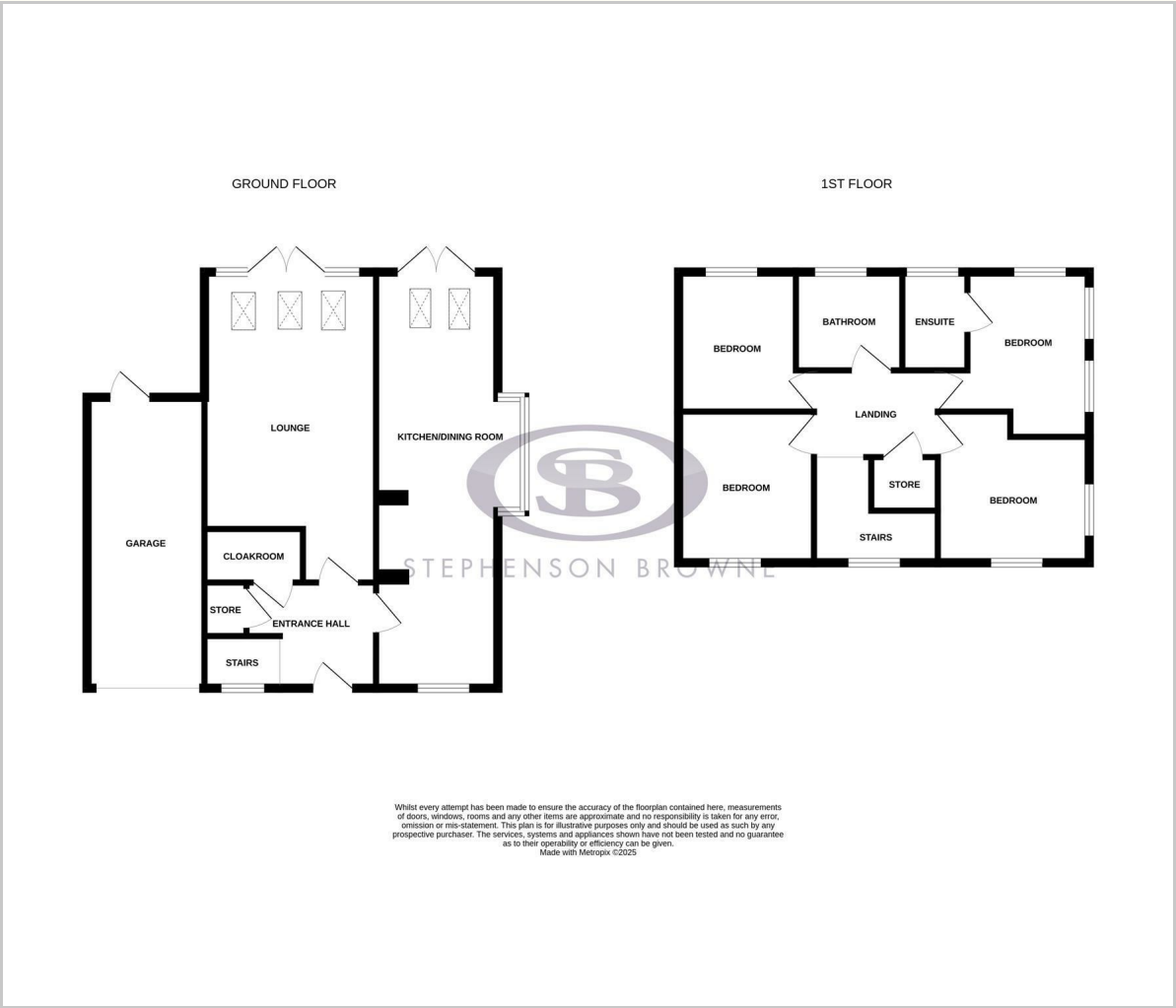
#### **Council Tax**

Band D





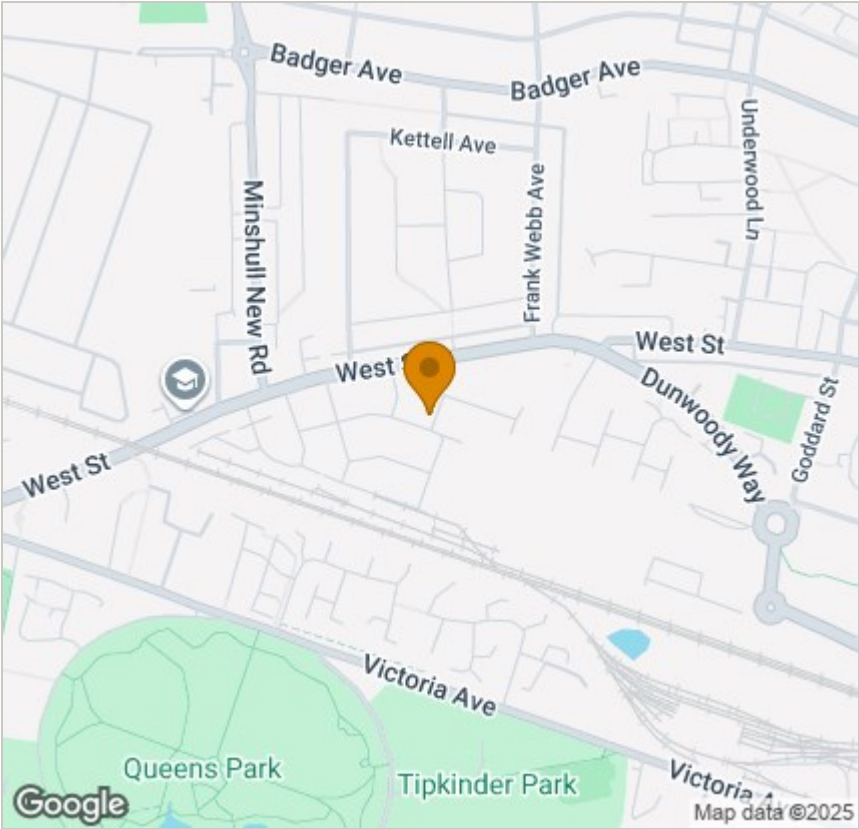
Floor Plan



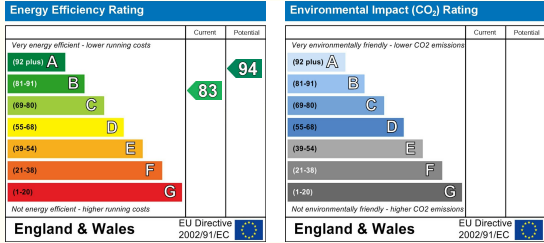
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk