



18. HIGHER CROFT DRIVE, CREWE, CW1 4FT

OFFERS OVER £260,000



STEPHENSON BROWNE

Stephenson Browne are pleased to offer for sale this spectacularly presented extended family home on Higher Croft Drive! Just wait until you see the open plan kitchen orangery space...

Higher Croft Drive, located on Bloor Homes' highly sought after Saxon Gate development, enjoys all of the amenities and conveniences Leighton has to offer, whilst maintaining a quiet & peaceful outlook, only a stones throw away from open fields.

The standout feature of this fabulous property is undoubtedly its open plan kitchen orangery, natural light pours into the room making it the perfect space to cook & entertain! The kitchen is exceptionally well equipped, benefitting from integrated appliances, in addition to an island, with seating space & built in storage - how convenient! The living room is commodious, boasting dual aspect windows at the front and side, allowing plenty of natural light, there is ample space for seating, it really is the perfect space to sit down and unwind after a long day!

The first floor features two double bedrooms, the principle benefitting from its own en-suite, whilst bedroom three is a practically laid out single room. Both the family bathroom and en-suite enjoy a contemporary finish.

Externally, there is a rear garden with flagged patio and a lawn. The private driveway provides invaluable off-road parking for two vehicles. Call us today to secure your viewing slot!



Crewe, located in Cheshire, is a town steeped in rich history and vibrant culture, offering several landmarks of interest. Queens Park, a beautifully maintained Victorian park, is the heart of Crewe's green spaces. Renowned for its ornamental gardens, scenic lake, and charming bandstand, it is a popular spot for relaxing strolls and community events.

The Crewe Lyceum Theatre, a historic venue dating back to 1881, hosts a diverse range of performances, from plays and musicals to comedy shows. This cultural gem is a key part of the town's entertainment scene.

Crewe is home to several major employers that play a significant role in the town's economy. Bentley Motors is perhaps the most iconic, with its headquarters and factory based in the town. As a world-renowned luxury car manufacturer, Bentley not only employs thousands of local residents but also attracts engineering talent from across the globe.

Leighton Hospital is another key employer, providing vital healthcare services to the region and offering a range of jobs in medical, administrative, and support roles.

The town's historical connection to the rail industry remains strong, with Crewe Railway still serving as a major employer. Network Rail and other rail-related companies maintain significant operations in the area, supporting jobs in engineering, logistics, and transport. These employers, spanning automotive, healthcare, and rail, form the backbone of Crewe's economy and contribute to the town's distinctive character.

For railway enthusiasts, the Crewe Heritage Centre is a must-visit. This fascinating museum celebrates the town's deep-rooted connection with the railway industry, featuring historic locomotives, interactive exhibits, and even a signal box experience. Together, these landmarks capture the essence of Crewe's unique heritage and community spirit.



Hallway

Living Room

15'5" x 10'5"

Kitchen

15'5" x 8'2"

Orangery

9'2" x 13'1"

Stairs to First Floor

Landing

Bedroom One

11'1" reducing to 8'6" x 8'10"

En-Suite

6'6" reducing to 3'11" x 8'6"

Bedroom Two

8'6" x 10'5"

Bedroom Three

6'6" x 10'5"

Bathroom

6'6" x 6'6"

Externally

Rear garden with flagged patio and lawn. Driveway offers off-road parking for two vehicles.

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 C

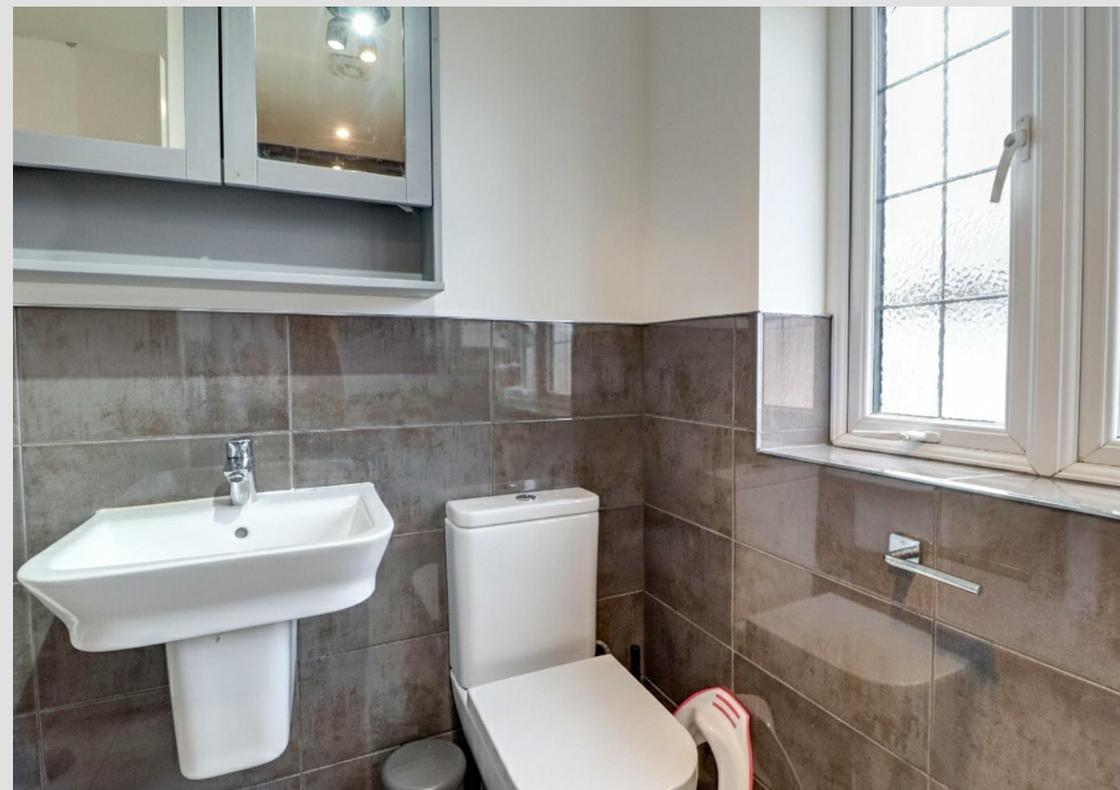
Tenure

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.

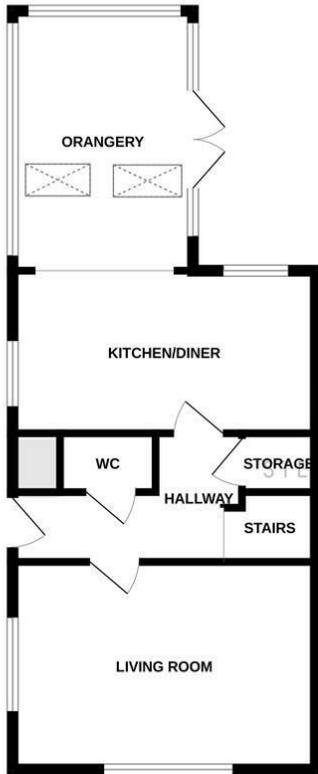




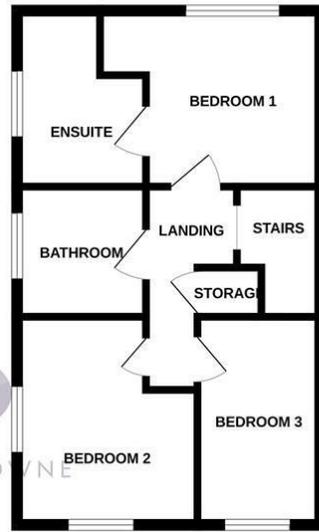


Floor Plan

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



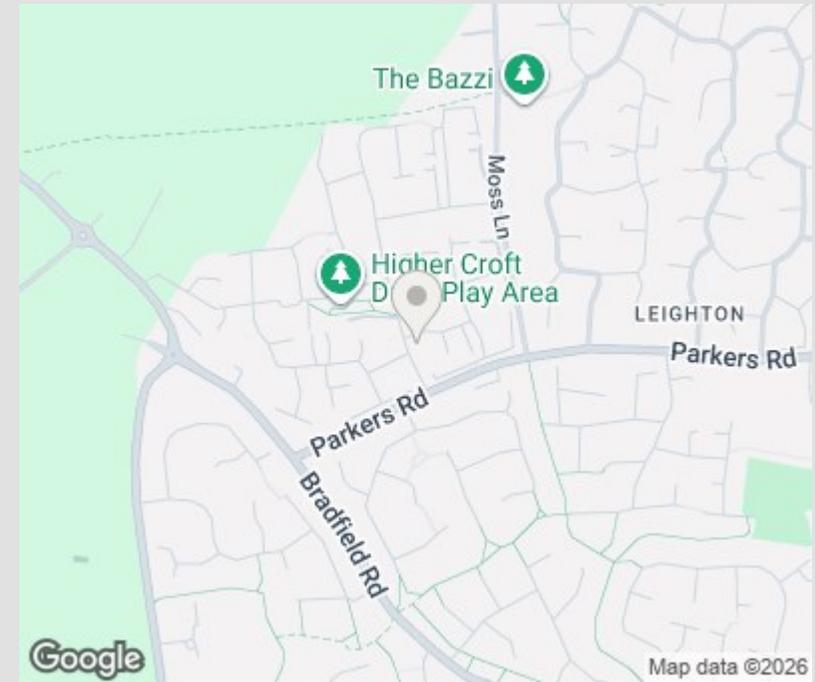
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



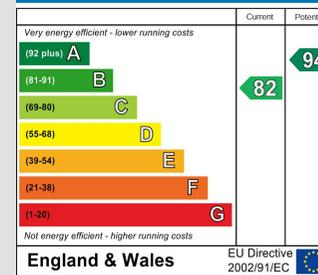
TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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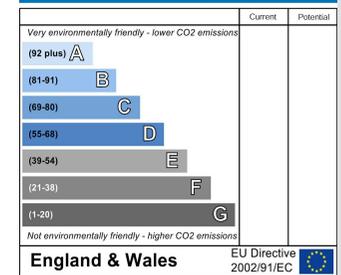
Area Map



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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