



9 ABBEYDALE CLOSE, CREWE, CW2 5RR

£850,000



STEPHENSON BROWNE

Stephenson Browne take great pride in presenting this wonderful property, set within the prestigious gated community of Wychwood Park and enjoying delightful views across the 2nd hole of the championship golf course, this spectacular six-bedroom executive residence offers exceptional family living in a highly sought-after setting.

The property is beautifully presented throughout and provides three versatile reception rooms, perfectly suited to modern lifestyles. At the heart of the home is a magnificent open-plan kitchen, dining and family room with feature gas fire with log burner effect— an impressive, light-filled space ideal for everyday living and entertaining alike.

This home has six well-proportioned bedrooms, four on the first floor and two on the second. The superb principal suite features its own ensuite bathroom, dedicated dressing room and private balcony overlooking the golf course, creating a true retreat. Bedrooms three and four are thoughtfully designed with a Jack and Jill ensuite, making them ideal for family or guests.

Externally, the home is complemented by beautifully maintained extended private gardens, offering a peaceful outdoor haven. A double garage and ample off-road parking complete this outstanding property.

Early viewing is highly recommended to fully appreciate the space, setting and quality of accommodation on offer.



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**Entrance Hall**

**Dining Room**

11'5" x 15'1"

**Lounge**

11'7" x 19'2"

**Cloakroom**

**Kitchen**

21'9" x 11'1"

**Utility Room**

5'8" x 5'2"

**Family Room**

10'2" x 11'1"

**Family Room/Study**

14'1" x 10'7"

**Landing**

Accessed via a spiral stair case located within the family room/study.

**Bedroom Two (Currently Used As A Gym)**

19'4" x 17'2"

**En-Suite to Bedroom Two**

**Stairs To First Floor**

**Landing**

**Bedroom One**

16'0" x 12'9"

**Dressing Room**

11'1" x 11'5"

**Ensuite**

11'5" x 6'2"

**Bedroom Three**

15'8" x 9'0"

**Ensuite**

**Bedroom Four**

11'7" x 10'11"



## Stairs To Second Floor

### Landing

### Bathroom

### Bedroom Five

11'11" x 17'2"

### Bedroom Six

12'7" x 17'3"

### Externally

The front garden offers a neat lawn with mature hedging and a generous driveway leading to the double garage. The rear garden is beautifully private, featuring a spacious lawn and paved patio overlooking the golf course.

### 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 G

### Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

### Tenure

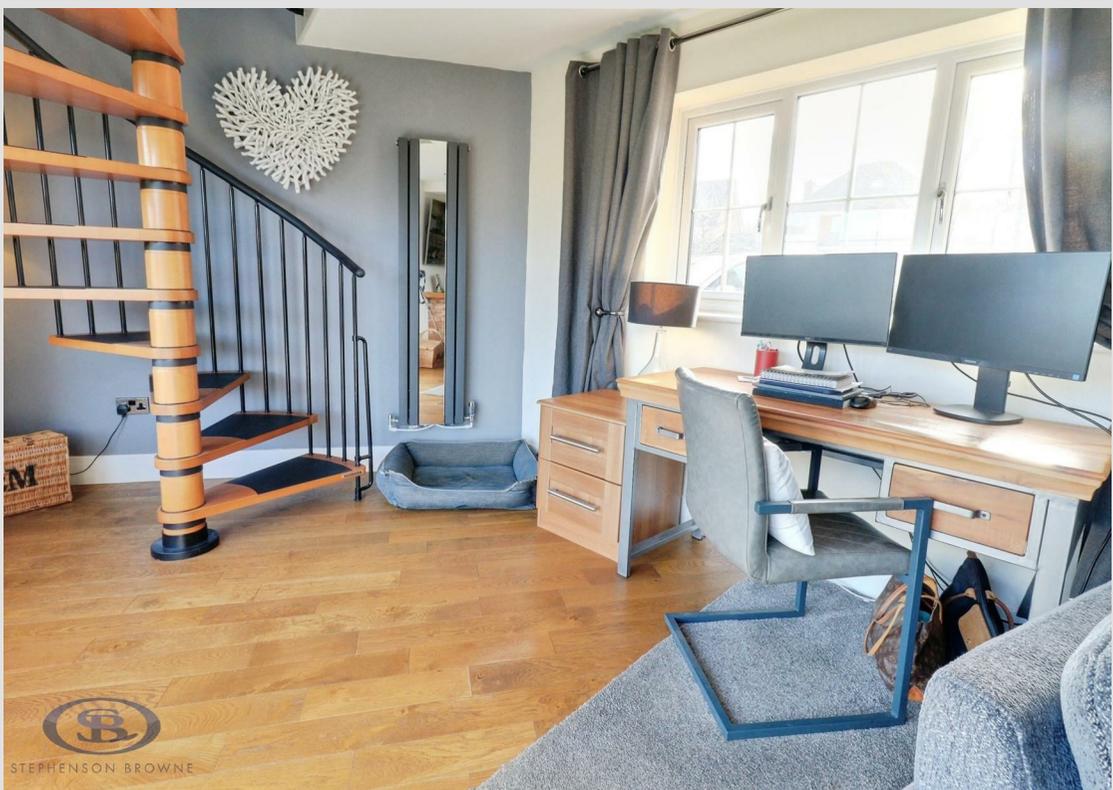
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Why choose us?

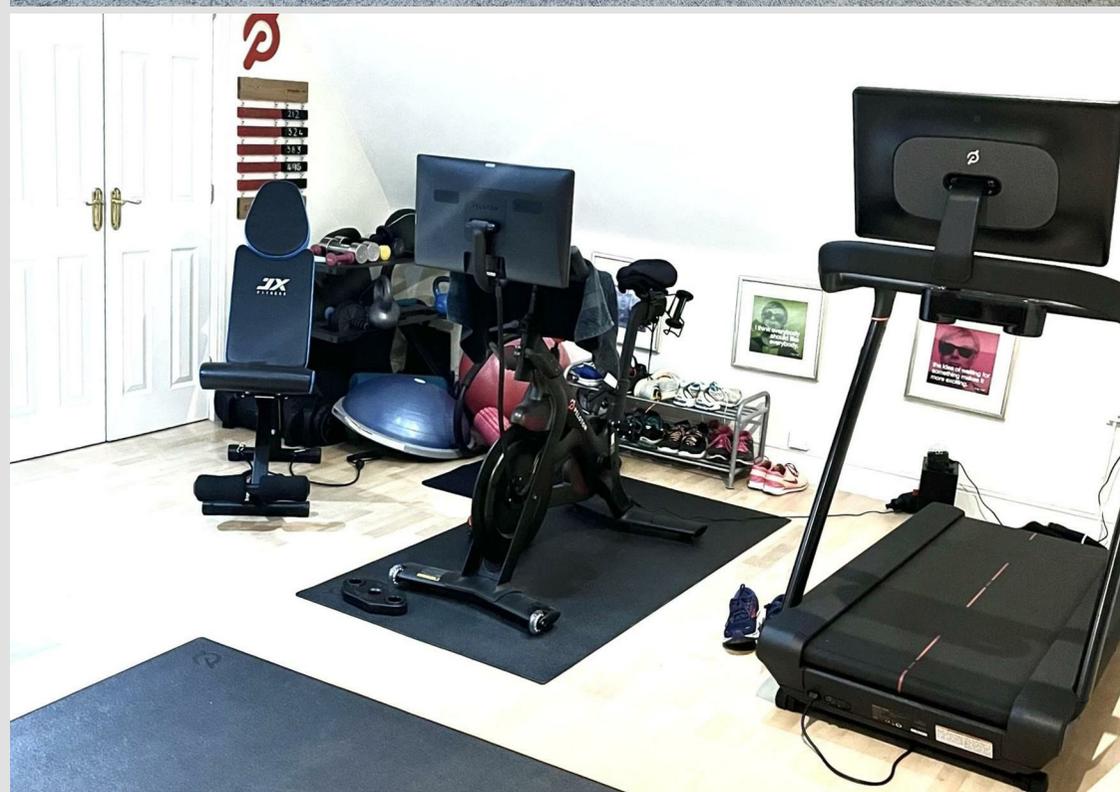


At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured 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.









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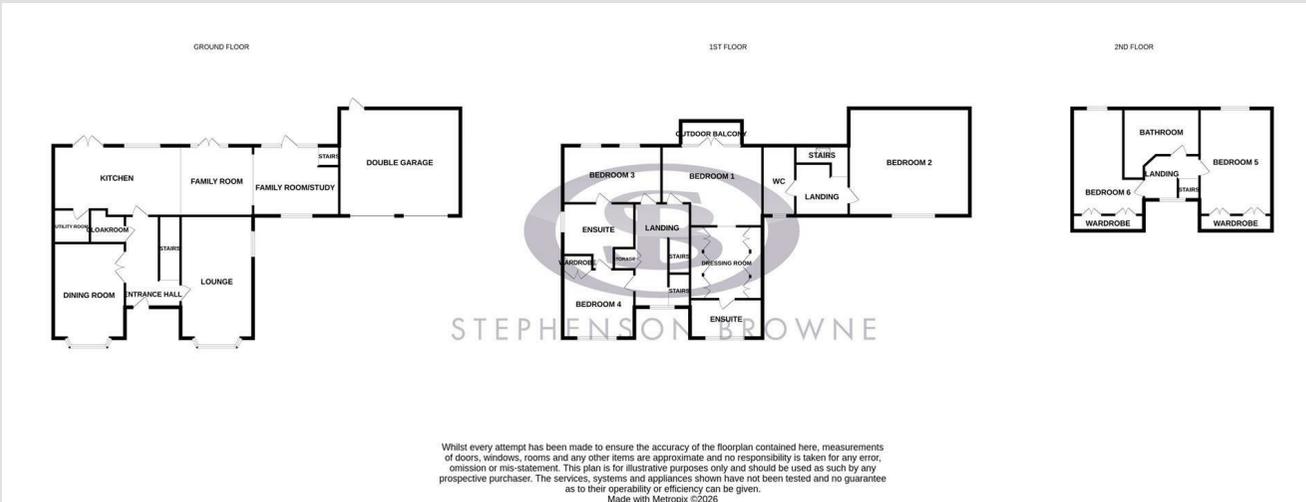
STEPHENSON BROWNE



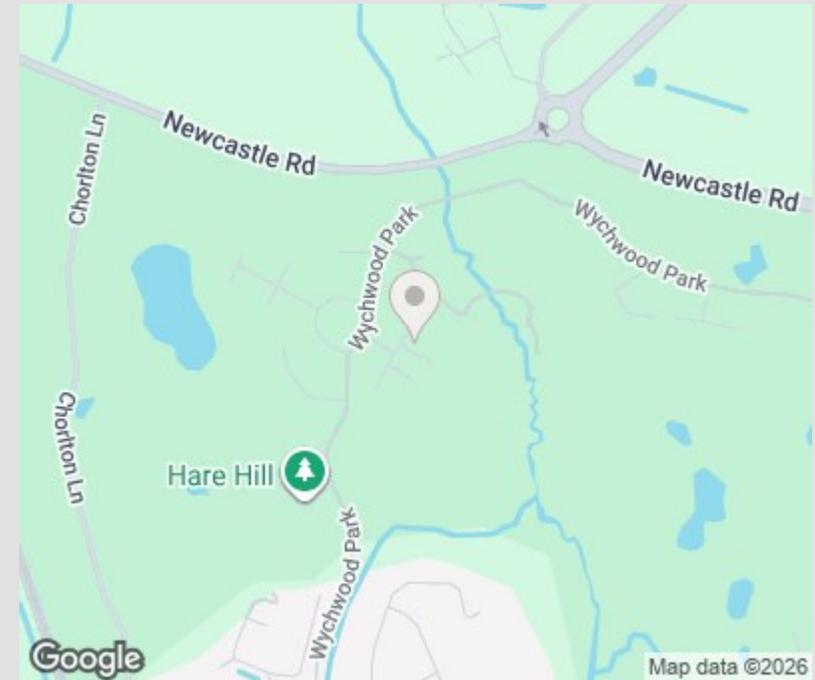
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## Floor Plan



## Area Map



## 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 are 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 be 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

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