



**14 Chalfont Crescent**

CW2 5QT

**Asking Price £425,000**



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STEPHENSON BROWNE

Stephenson Browne delightful in bringing to the market this well presented, substantially proportioned link detached which sits superbly behind a neat open green within the bespoke and highly regarded Wychwood Park development.

Surrounded by gorgeous Cheshire countryside, Wychwood Park offers a unique living experience and benefits from 24 hour security with gated access. It is only a short commute to the villages of Betley, Wrinehill and Shavington, and the larger historic market town of Nantwich. On the doorstep of commuting links like the A500, M6 Motorway and Crewe Railway Station.

This beautifully presented property offers the perfect blend of comfort and style, making it an ideal choice for those seeking a spacious and well designed home, very versatile and suitable for all age groups.

Upon entering, you are greeted by how spacious and inviting this home is, flowing seamlessly from one room to the next. Overall this home is sure to impress any discerning purchasers, there is a spacious hallway, cloakroom, large dining room, lovely lounge and stunning open plan breakfast kitchen and snug all providing a wonderful social space. There is also a useful utility off keeping all those household chores out of the kitchen. On the first floor there are four bedrooms, two with en-suite facilities and the accommodation is completed by the family bathroom.

The link detached layout offers a sense of privacy while still being part of a friendly neighbourhood community and the secure carport, driveway and double garage all create ample invaluable off road parking.

The property boasts a well maintained exterior with mature landscaped gardens perfect for relaxing on sunny days or hosting gatherings with friends and family.

The location in Weston, Crewe, provides easy access to local amenities, schools, and transport links, making it a convenient place to call home, ring us now to secure your viewing.



## Entrance Hall

## Cloakroom

## Lounge

14'1" x 11'8" into bay

## Dining Room

11'7" x 11'4"

## Snug

11'3" x 9'3"

## Breakfast Area

10'8" x 8'0"

## Kitchen

12'1" x 7'1" extending to 9'8"

## Utility Room

6'0" x 5'10"

## Stairs to First Floor

## Landing

## Bedroom One

18'1" x 14'8" excluding wardrobes

## En-Suite Shower Room

## Bedroom Two

11'1" x 12'1" into bay

## En-Suite Shower Room

## Bedroom Three

11'10" x 8'3"

## Bedroom Four/Study

10'4" x 9'5"

## Family Bathroom

## Externally

The property occupies a prime position and stands within beautiful mature landscaped gardens.

## Car Port

The carport gives access to the double garage.

## Double Garage

Two up and over doors.

## 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.

## Council Tax

Band G

## AML Disclosure

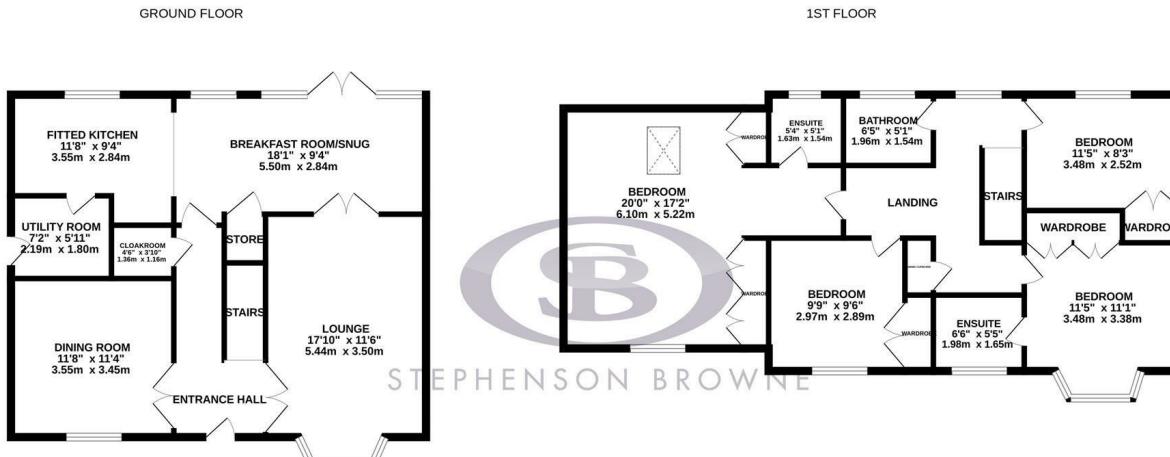
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



- Prime Position Within The Prestigious Wychwood Development
- Driveway, Carport & Double Garage Providing Extensive Parking
- Set Behind An Open Green Providing Privacy & Exclusivity
- Beautifully Presented Throughout
- Spacious Rooms
- Kitchen Breakfast Snug All Open Plan
- Four Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom & Cloakroom
- Ideal For All Age Groups



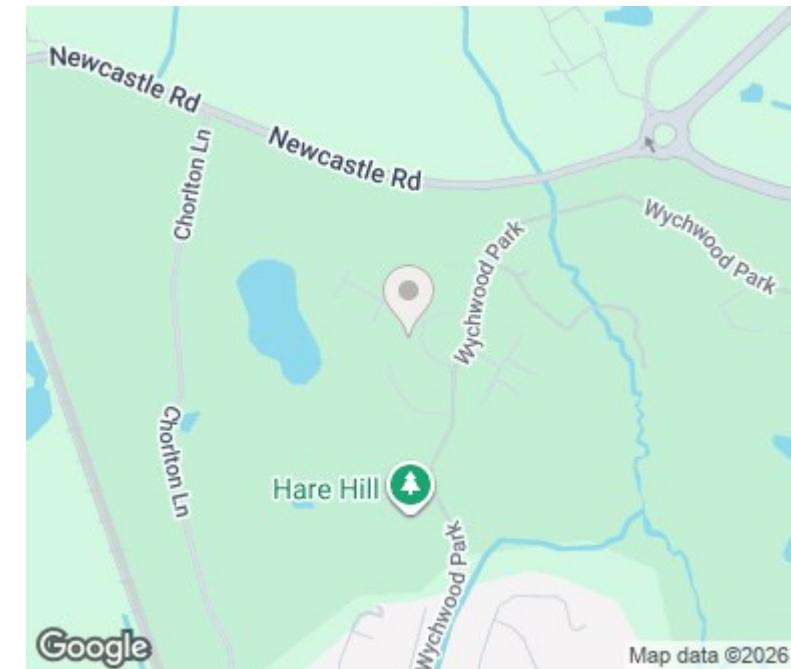
## Floor Plan



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 fixtures and fittings 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

## 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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