



**11 Abbey Park Way**  
CW2 5NR  
**Asking Price £245,000**



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STEPHENSON BROWNE



Nestled in the desirable Wychwood Village, this charming semi detached house on Abbey Park Way, offers a perfect blend of comfort and modern living. With four generously sized bedrooms, including an en suite facility to bedroom one and fitted wardrobes, this property is ideal for families seeking space and convenience.

The home is well proportioned and set over three floors, providing ample room for relaxation and entertainment. The ground floor features a welcoming reception room, perfect for hosting guests or enjoying quiet evenings in.

Situated on a corner plot, this residence benefits from a single detached garage equipped with electric, alongside driveway parking for up to two vehicles, making it a practical choice for those with multiple cars. The absence of an onward chain simplifies the buying process, allowing for a swift transition into your new home.

The location is highly sought after, offering a peaceful environment while remaining conveniently close to local amenities and transport links. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property. Whether you are a growing family or looking for a spacious home, this semi detached house is sure to meet your needs.

**Entrance Hall**

**Kitchen**  
12'3" x 8'9" (3.755m x 2.675m)

**Cloakroom**

**Lounge**  
18'2" x 15'6" (max) (5.549m x 4.725m (max))

**Storage Cupboard**







#### Stairs To First Floor

#### First Floor Landing

#### Bedroom One

13'5" x 10'6" (max) (4.098m x 3.211m (max))

#### En Suite Shower Room

#### Bedroom Two

11'3" x 8'5" (3.435m x 2.570m )

#### Bathroom

#### Stairs To Second Floor

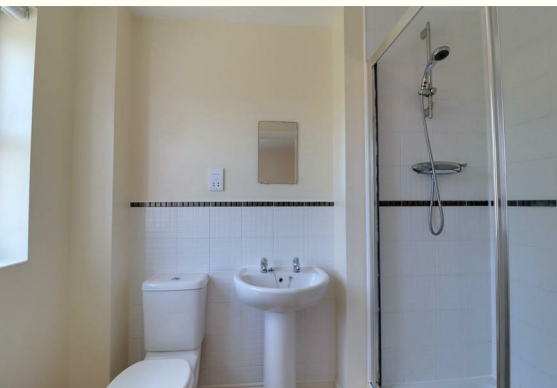
#### Second Floor Landing

#### Bedroom Three

15'6" x 13'7" (max) (4.729m x 4.143m (max))

#### Bedroom Four

15'6" x 7'11" (4.727m x 2.428m )



#### Externally

The property occupies a corner plot with a front lawn and enclosed rear garden. Detached single garage and driveway parking to the side.

#### Council Tax

Band D

#### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

#### 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.

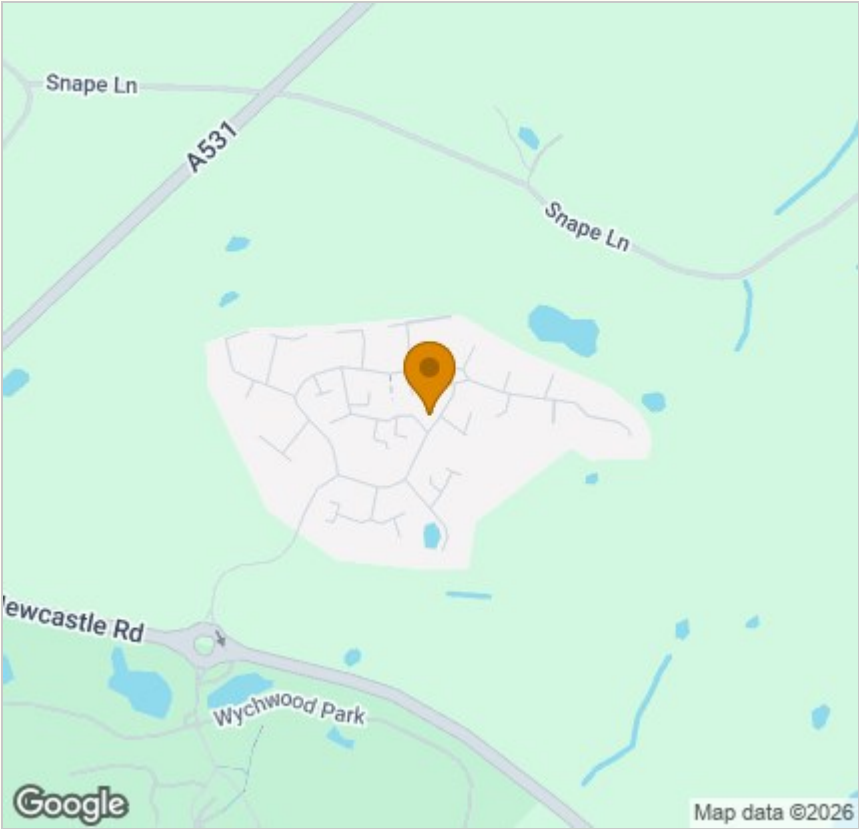
Floor Plan



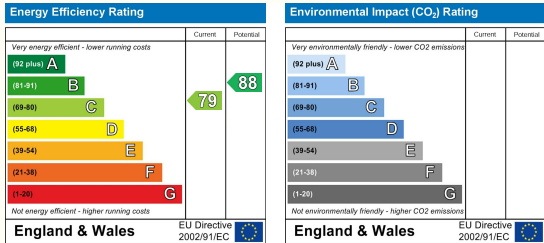
Viewing

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



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