



20 Groby Road

CW1 4NA

Offers Over £300,000



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STEPHENSON BROWNE



Nestled in a semi-rural setting, this charming property offers a unique opportunity to embrace the best of both worlds. Situated on a generous plot, the house boasts a picturesque backdrop of open fields, providing a sense of peace and privacy.

Step inside, and you'll discover a thoughtfully designed interior that seamlessly blends modern amenities with rustic charm. The spacious living areas feature open fires and parquet flooring. The kitchen is a focal point of the home, with contemporary finishes and ample counter space. The four bedrooms are cozy retreats with an ensuite shower room off the main bedroom, and a four piece family bathroom boasting a free standing roll top bath.

The outdoor space is a true highlight of this property. Whether you're sipping your morning coffee on the patio or hosting a barbecue in the expansive back garden, the possibilities for outdoor enjoyment are endless. The spacious grounds offer room for gardening, play, or simply unwinding in the fresh air.

Despite its semi-rural location, Groby Road provides easy access to essential amenities and conveniences. Nearby schools, shops, and recreational facilities ensure that you're never far from the essentials.

Call us today to secure your viewing!

Entrance Hall

Kitchen
17'8" x 10'3" (5.39m x 3.14m)

Having a range of solid oak wall, base and drawer units with worktops over incorporating a range style cooker with a 7 ring hob and extractor hood, an integrated under counter fridge, space and plumbing for a washer and dishwasher and space for an American Style fridge freezer and dryer.

Sitting Room
17'4" x 9'6" (5.30m x 2.90m)

Parquet flooring. Open fire place. Under stair storage cupboard. Radiator.





Dining Room

14'4" x 10'11" (4.37m x 3.34m)

Front aspect window. Feature fire place with surround. Parquet flooring. Radiator.

Conservatory

13'5" x 10'5" (4.09m x 3.20m)

Patio doors to the rear garden. Radiator. Tiled flooring.

Study

6'3" x 9'1" (1.91m x 2.79m)

Front aspect window. Laminate flooring. Radiator.

Landing

Loft access.

Bedroom One

14'4" x 11'5" (4.38m x 3.48m)

Built in wardrobes. Front aspect window with field views. Folding door to the ensuite.

Ensuite Shower Room

Walk in shower. Low level WC. Hand basin.

Bedroom Two

10'2" x 9'2" (3.12m x 2.80)

Rear aspect window. Radiator.

Bedroom Three

9'2" x 10'2" (2.81m x 3.10m)

Rear aspect window. Radiator.

Bedroom Four

7'11" x 10'2" (2.43m x 3.10m)

Rear aspect window. Radiator.

Bathroom

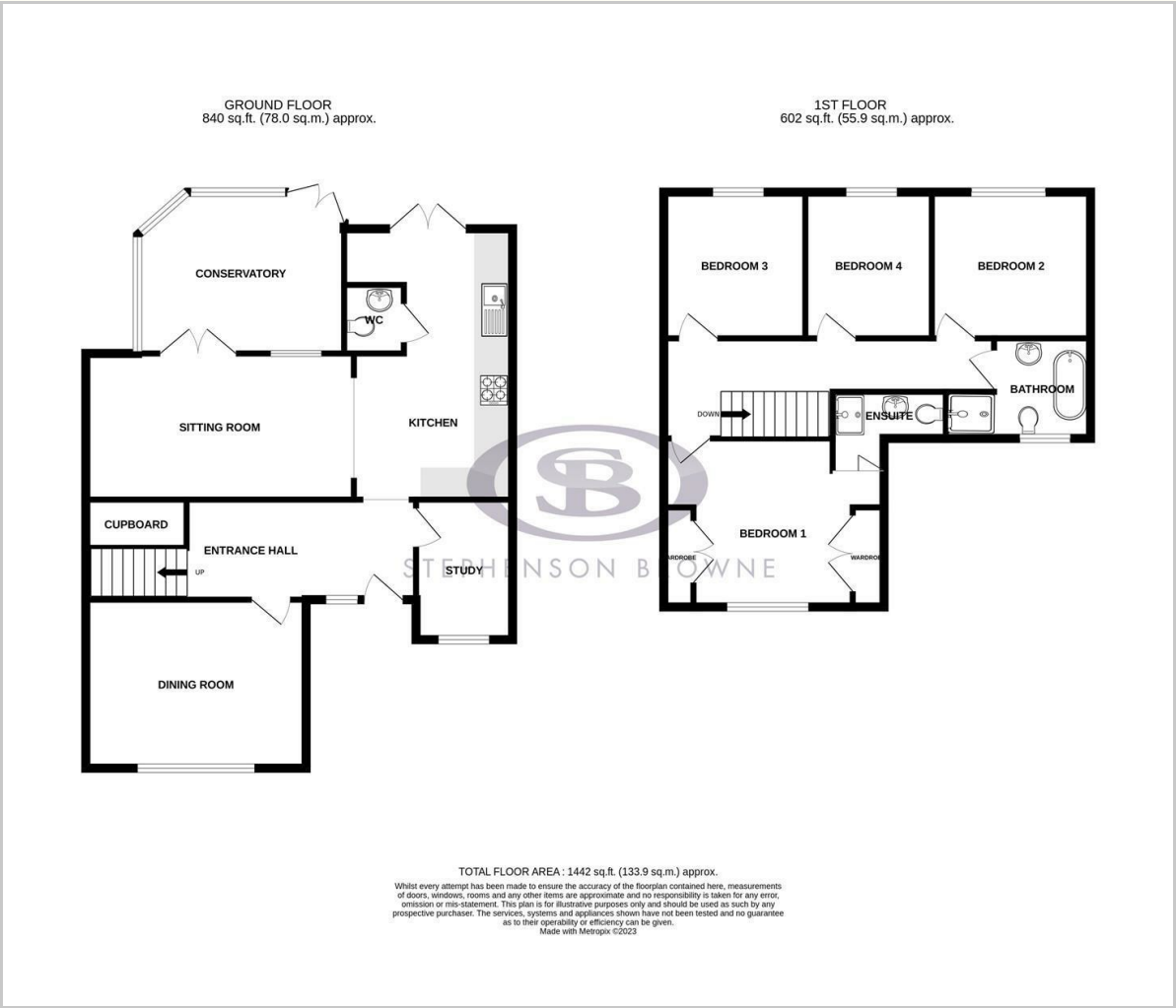
Freestanding roll top bath. Walk in shower. Vanity unit basin. Low level WC. Radiator. Front aspect window.

Externally

The south facing garden is generous in size and offers multiple seating areas and decking up to the hottub (for sale via seperate negotiation) which has an outdoor stainless steel kitchen area. There are water features, a pond and a brilliant sized outbuilding which could easily be converted to an office or playroom. To the front is off road parking for multiple cars.



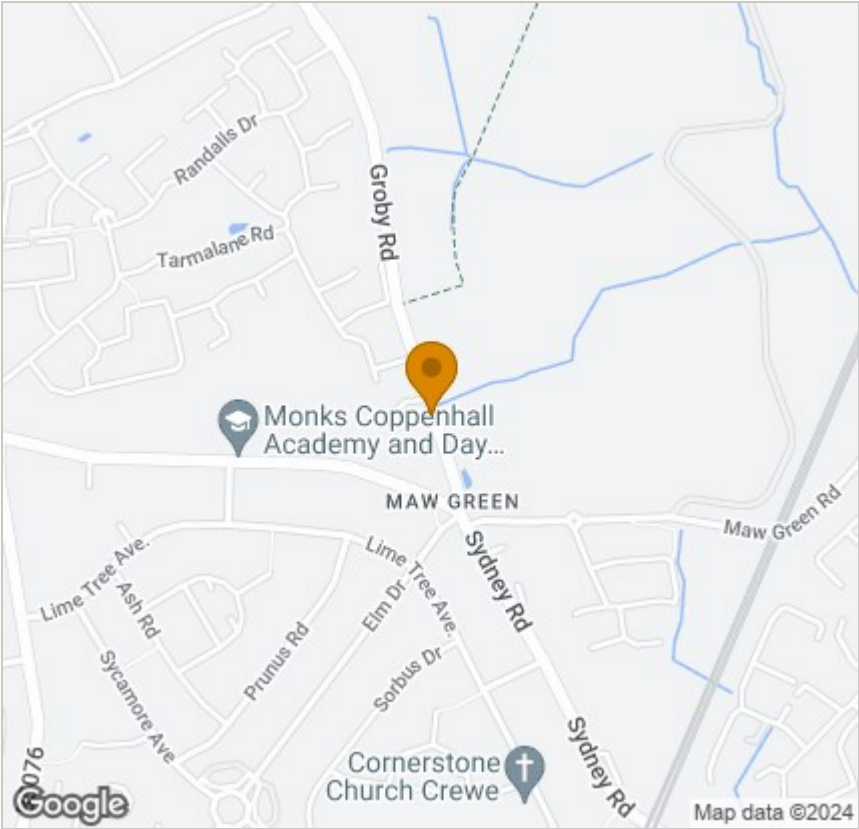
Floor Plan



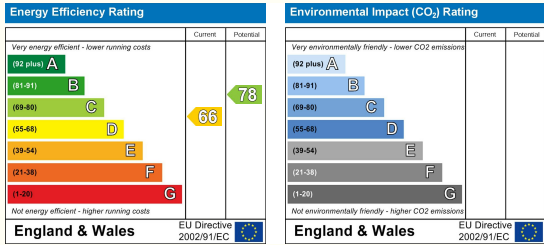
Viewing

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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