



## 4 Mill Bridge Close

CW1 5DZ

**Asking Price £410,000**



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STEPHENSON BROWNE



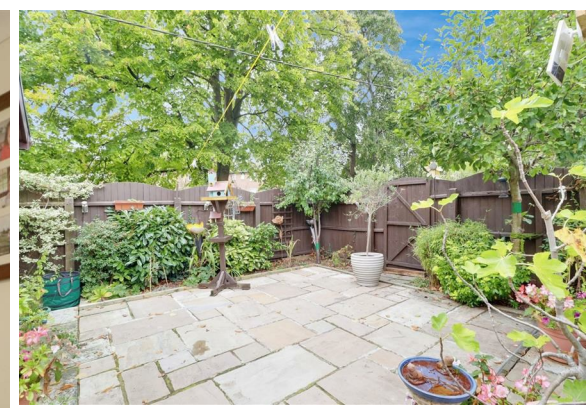
Tucked away in a tranquil corner of an exclusive development, this immaculately presented four bedroom detached house offers a perfect blend of modern living and natural beauty. The property is one of only three of this design and boasts three reception rooms, including a stunning orangery with underfloor heating, which provides a delightful view of the surrounding open woodland, creating a serene atmosphere for relaxation and entertaining.

The stylish kitchen is a true highlight, featuring a central island that enhances both functionality and aesthetics, making it an ideal space for culinary enthusiasts. Additionally, the ground floor includes a convenient downstairs w.c., ensuring practicality for family and guests alike. It is worth noting the garage has been partly converted to include a most useful utility room.

Upstairs, you will find four well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite bathroom, providing a private sanctuary for the homeowners. Each room is designed to offer comfort and space, making it perfect for families or those who enjoy hosting visitors.

Externally, the property is equally impressive, with private gardens that offer a peaceful retreat. Ample off road parking is available for up to three vehicles, complemented by a garage featuring an electric door for added convenience.

This exceptional home is not just a property; it is a lifestyle choice, offering a harmonious blend of elegance, comfort, and practicality in a sought after location. Whether you are looking to settle down or seeking a family home, this residence is sure to meet your needs and exceed your expectations.





**Porch**

**Hallway**

**Dining/Sitting Room**

13'5" (widest point) x 11'1" (longest point)

**Living Room**

11'5" x 17'0"

**Kitchen**

12'1" (widest point) x 16'0" (longest point)

**Conservatory**

11'9" x 12'5"

**Utility Room**

8'6" x 8'6"

**Garage**

8'6" x 7'10"

**Stairs to First Floor**

**Landing**

**Bedroom One**

11'5" x 12'1"

**En Suite**

4'7" x 7'2"

**Bedroom Two**

11'9" x 10'2"

**Bedroom Three**

7'10" x 12'1"

**Bedroom Four**

9'6" x 6'10"

**Family Bathroom**

7'10" x 5'2"

**Externally**

The property is tucked away in the corner of a quiet cul-de-sac and has ample off road parking which leads to the garage with electric door. To the rear, the garden is completely private and enveloped by woodland. The property further benefits from CCTV.

**Council Tax**

Band D.

**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.

**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.

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For a FREE valuation, please call or email and we will be delighted to assist.

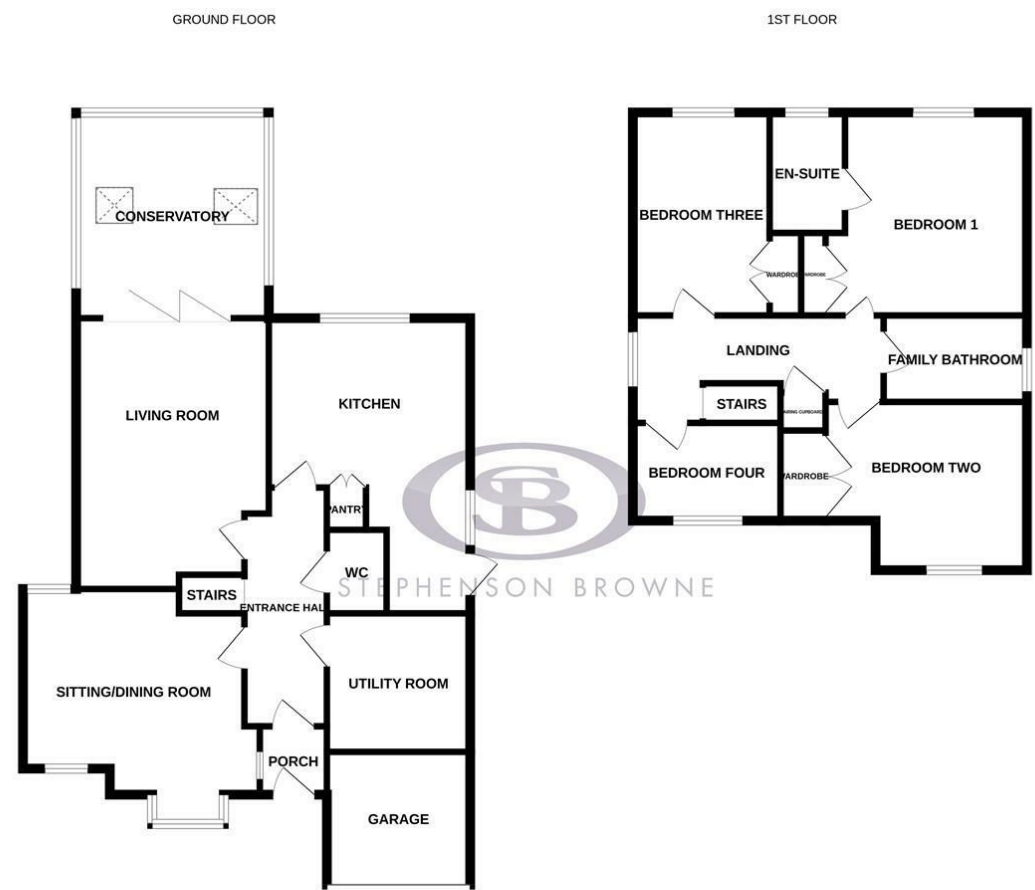




- Four Bedroom Detached Home On An Exclusive Development
- Private Rear Garden Backing Onto Open Woodland
- Stunning Orangery Creating A Bright And Versatile Living Space
- Modern Kitchen With Central Island
- Spacious Lounge And Separate Formal Dining Room
- Principal Bedroom With En-Suite
- Stylish Family Bathroom Plus Downstairs W.C
- Garage With Electric Door
- Driveway Parking For Multiple Vehicles
- Close To Excellent Schools, Local Amenities And Transport Links

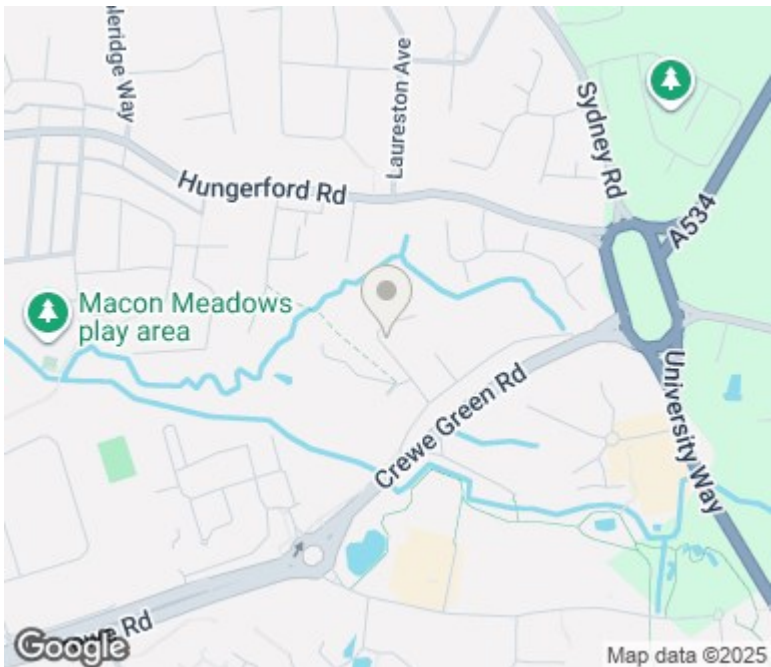


Floor Plan



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 appliances shown have not been tested and no guarantee is 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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