



15 Bodnant Close

CW1 3YS

£325,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to market this exquisite four-bedroom detached home. This property has been lovingly modernised throughout the years, with a new central heating system, kitchen, and bathrooms with immaculate landscaped gardens. The open-plan kitchen dining area is equipped with top-of-the-line appliances, sleek Quartz countertops, and ample storage space, making it a focal point for the house. The cloakroom and utility room have been upgraded to match the kitchen and have further space for appliances. The master suite features a private ensuite shower room and built-in wardrobes. Each additional bedroom is thoughtfully designed, with built-in wardrobes, all with solid oak doors. Externally, you will find off-road parking for multiple cars and an integral garage with an electric door.

Conveniently located in Leighton, this residence offers easy access to amenities. Nearby parks, schools, and shopping centres cater to both family-friendly and professional lifestyles. With excellent transportation links, including highways and public transit options, you'll find that the best of Leighton and its surrounding areas are within easy reach.

This four-bedroom detached house in Leighton represents a rare opportunity to own a home that is truly a 'turnkey' property ready to move straight in too!

Entrance Hall

Living Room
13'1" x 13'6" (4.01m x 4.13m)

Front aspect bay window. Built in electric LED Fireplace. Carpets. Radiator.

Kitchen Diner
16'9" x 10'1" (5.12m x 3.09m)

Having a range a high gloss wall, base and drawer units with Quartz worktops over, incorporating Neff appliances such as a 4 ring gas hob and extractor hood, a double oven, grill and microwave and space for an American style fridge freezer. The kitchen has tiled floor, double glazed windows and patio doors with built in blinds and space for a dining table and chairs.

Utility Room

Having matching units to the kitchen with quartz worktops with space and plumbing for a washer and dryer. The utility room is fully tiled and has a double glazed window with built in blinds and a door to the rear garden.

Cloakroom
Vanity unit WC and basin. Fully tiled. Chrome towel radiator.

Landing
Loft access, boarded with light. Cupboard housing the Baxi boiler.





Bedroom One

13'7" x 8'11" (4.16m x 2.73m)

Front aspect window. Carpets. Radiator. Built in wardrobes.

Ensuite Shower Room

Walk in double shower. Vanity unit basin. WC. Heated LED Illuminated mirror.

Bedroom Two

12'1" x 9'4" (3.69m x 2.85m)

Front aspect window. Carpets. Radiator. Built in wardrobes.

Bedroom Three

9'2" x 9'10" (2.80m x 3.02m)

Rear aspect window. Carpets. Radiator. Built in cupboard.

Bedroom Four

6'7" x 7'1" (2.01m x 2.16m)

Front aspect window. Carpets. Radiator. Built in cupboard.

Bathroom

Bath with electric shower and handheld rinser. Pedestal wash basin. WC. Tiled walls. Radiator. Heated LED Illuminated mirror.



Garage

13'7" x 8'11" (4.16m x 2.73m)

Up and over electric door. Power. Light. Water supply. Alarm system.

Externally

The rear garden has been landscaped with porcelain paving and artificial lawn and benefits from a rendered brick-built shed which has a double-glazed window and door. To the front of the property is off-road parking for multiple cars, electric power points around the property as well as outdoor lighting.

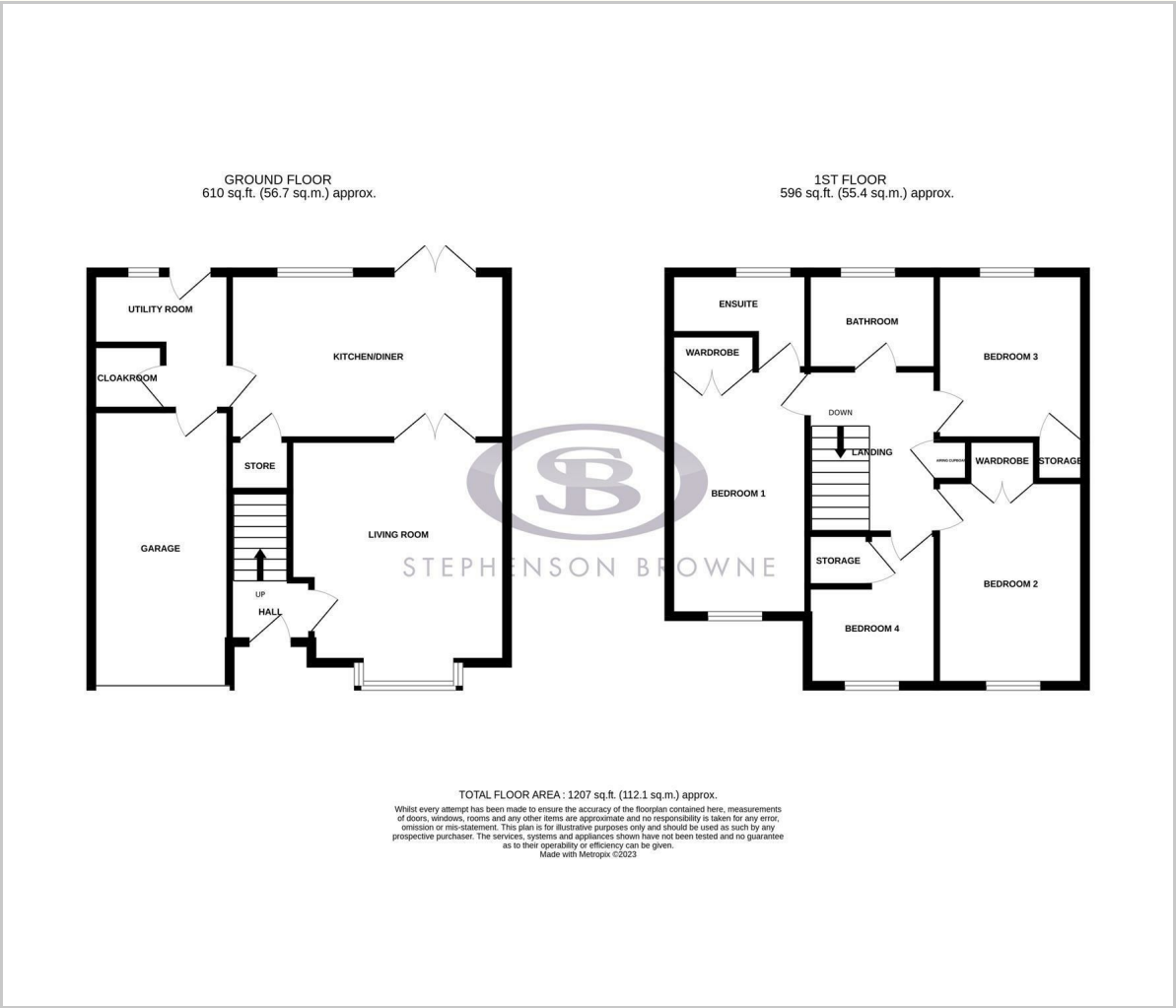
Tenure

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.

Floor Plan



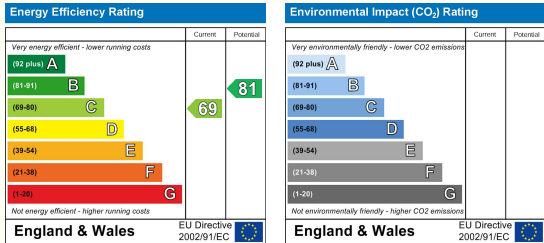
Viewing

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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