



27 FISHERMANS CLOSE, WINTERLEY, SANDBACH,
CHESHIRE, CW11 4SW

OFFERS OVER £475,000



STEPHENSON BROWNE

An impressive detached family home on Fishermans Close in the popular Winterley village, offering a perfect blend of comfort and modern living. Tucked away in a peaceful cul de sac, this property boasts an extensive driveway and a double garage, providing ample parking space for family and guests alike.

The home features two spacious reception rooms, ideal for both entertaining and relaxing. With five well-proportioned bedrooms, four of which are doubles, there is plenty of room for a growing family. There is a family bathroom, plus the main bedroom benefits from an ensuite shower room, while a convenient WC is located on the ground floor. There is a grand entrance lobby ideal for storage and currently utilised as a cloakroom.

Since 2015, this property has been thoughtfully extended and upgraded, showcasing a contemporary kitchen and a separate utility room, both equipped with underfloor heating for added comfort. The kitchen is fitted with high-quality Siemens and Neff appliances, making it a delightful space for culinary enthusiasts. In recent years, the bathroom, ensuite and WC have also been modernised, ensuring a stylish and functional environment.

The private and enclosed east-facing rear garden provides a tranquil outdoor space, perfect for enjoying morning sunshine or hosting summer gatherings. Winterley Pool is just a short walk away, and can be seen from two of the rear-facing bedrooms.

For those commuting, the property offers easy access to nearby towns, Crewe railway station, and the M6 Junction 17, making it an ideal location for professionals. This delightful family home in Winterley is a rare find, combining modern amenities with a peaceful village setting, and is sure to appeal to discerning buyers seeking a spacious and stylish residence.



Living Room

17'10" x 11'3"

Double aspect with sliding doors leading to the patio. Multiple light settings for ambiance.

Dining Room

11'3" x 9'8"

Kitchen

17'8" x 11'9"

A well lit kitchen with spotlights and under counter / cupboard and island lights. Unistone and Quartz work surfaces. The island has space for three stools as a breakfast bar. Pan drawers. Siemens induction smart hob and extractor rising from the island. Pullout larders. Underfloor heating. A Siemens integrated tall fridge and separate tall freezer. Neff electric combination microwave and standard oven, warming drawer, and steam oven. Integrated bins. Siemens integrated dishwasher. Patio doors leading to the garden.

Utility

6'2" x 4'11"

Underfloor heating. Space and plumbing for washing machine and tumble dryer, currently occupied by a condenser dryer. Unistone and Quartz work surface. Side door.

WC

8'0" x 5'10"

Wall hung vanity sink and a WC.

Lobby

10'5" x 4'1"

Hall

14'9" x 8'2"

Three understairs storage cupboards.

Landing

Airing cupboard / storage.

Bedroom One

12'0" x 11'8"



Ensuite

5'8" x 5'4"
Installed in 2024, comprising a vanity sink, back to wall WC, and walk-in shower with rainfall mixer. An LED, music playing, demisting mirror with shaving point. Recessed shelf. Anthracite radiator. Extractor.

Bedroom Two

14'0" x 8'10"
With kingspan insulation in the walls, ceiling and floor. Two tall eaves storage cupboards.

Bathroom

7'0" x 5'6"
Recently installed comprising vanity sink and WC unit with Quartz work surface. A bathtub with rainfall mixer shower above. An LED, music playing, demisting mirror with shaving point. Anthracite radiator. Extractor.

Bedroom Three

11'6" x 8'9"

Bedroom Four

9'9" x 8'9"
Currently utilised as a large study.

Bedroom Five / Study

8'9" x 6'3"

Double Garage

With power and light. Up and over doors.

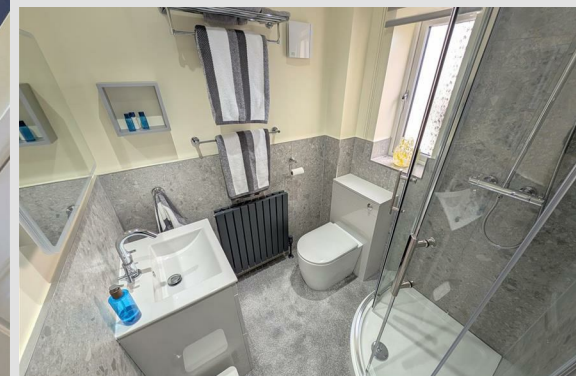
Externally

Driveway parking for multiple vehicles, front lawn. Both sides of the property benefit from gated access leading to the rear. East-facing rear garden that isn't overlooked. Pond with safety system and reinforced steel. External power.

General Notes

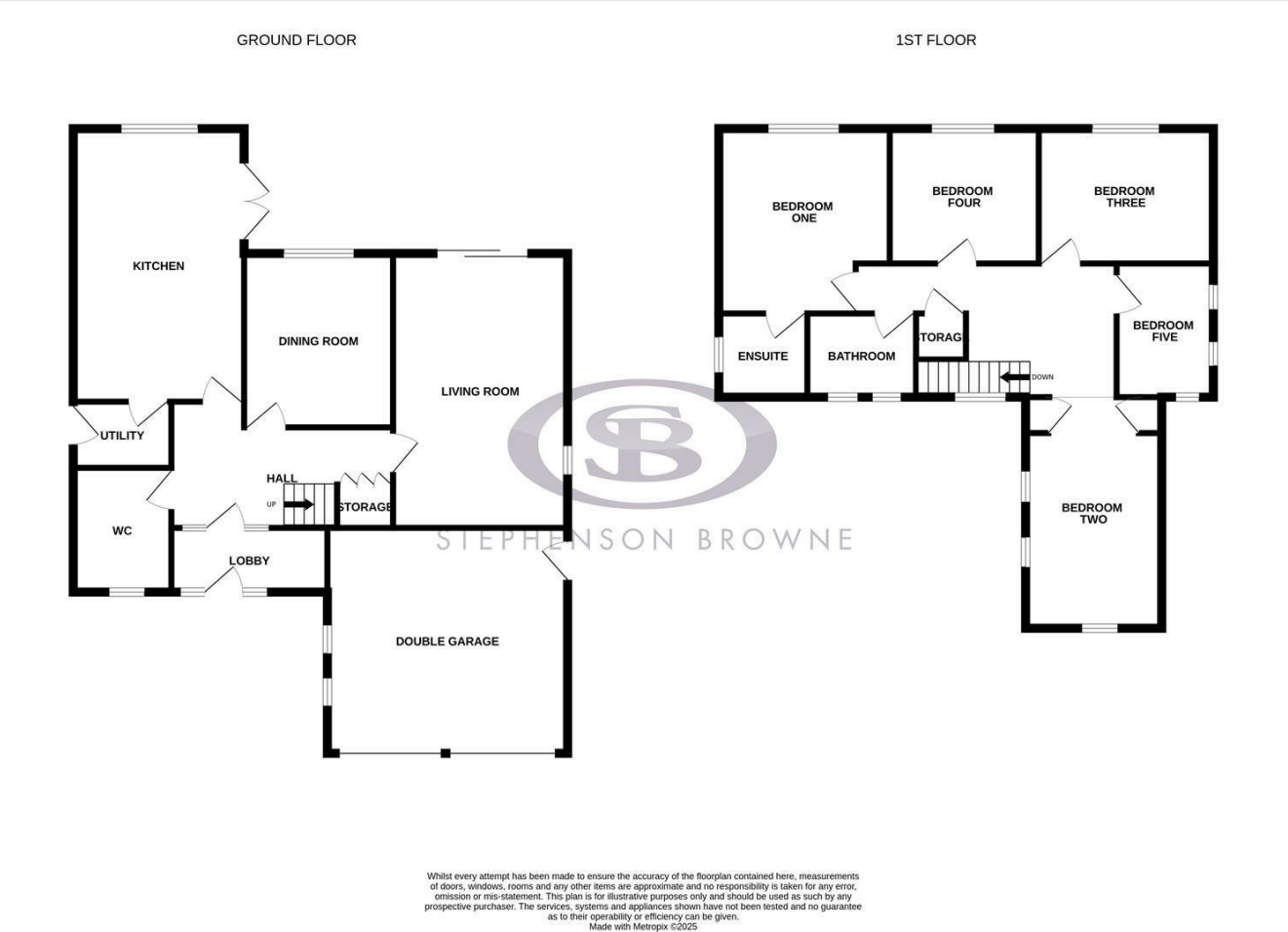
New consumer unit in 2024.
EV Charging Point.
Bound resin driveway.
Mains system smoke alarms.
The loft has a light and LED tube.
Worcester boiler approx 12 years old.







Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64