



17 TATE DRIVE, HASLINGTON, CREWE, CW1 5FZ

GUIDE PRICE £425,000



STEPHENSON BROWNE

Introducing Tate Drive, Haslington - a charming location for this high specification and recently modernised detached house. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With four double bedrooms, each equipped with fitted wardrobes, there is ample space for everyone in the household.

The two modern bathrooms provide convenience and comfort, ensuring there are no queues during the morning rush. The highlight of this property is the exquisite kitchen / dining / living room extension, a chef's or entertainer's dream come true. Imagine preparing delicious meals and drinks in this stylish and functional space. This 7m x 4m extension was completed in 2018, adding even more value to this already impressive home. Whether you need a home office, a playroom for the kids, or a cosy reading nook, this multiple reception rooms offer endless possibilities to tailor the space to your needs.

Don't miss the opportunity to make this house your home. Book a viewing today and experience the luxury and comfort that Tate Drive has to offer.



## Entrance Hall

## Living Room

15'11" x 10'9"

Media wall with electric fire place and tv point. Bay window.

## Sitting Room / Study

15'8" x 7'10"

Media wall. A converted garage completed in line with Building Regulations, easily converted back to a garage.

## Kitchen / Dining / Living Room

22'3" x 20'11"

A range of wall, base and island units with Quartz work surfaces over. Integrated wine cooler, bins, dishwasher, microwave oven, double electric oven with tilt-slide door and self cleaning system, and induction hob with extractor above. Space for a fridge / freezer. Instant boil tap. Under cupboard lights. Underfloor piped heating in extension. Bifolding doors with built-in blinds.

## Utility

9'8" x 6'6"

A range of wall and base units with work surface over and stainless steel sink. Space and plumbing for washing machine and tumble dryer, wall extractor vent. The fully serviced boiler is two years old.

## WC

7'2" x 2'11"

Two-piece suite comprising low level WC and hand wash basin.

## Landing

## Bedroom One

14'9" x 11'0"

Fitted wardrobe, bay window.

## Bedroom One Ensuite

7'2" x 5'4"

Three-piece suite comprising power shower, low level WC and vanity hand wash basin.



**Bedroom Two**

11'10" x 7'11"

Fitted wardrobe.

**Bedroom Three**

9'10" x 9'2"

Fitted Wardrobe.

**Bedroom Four**

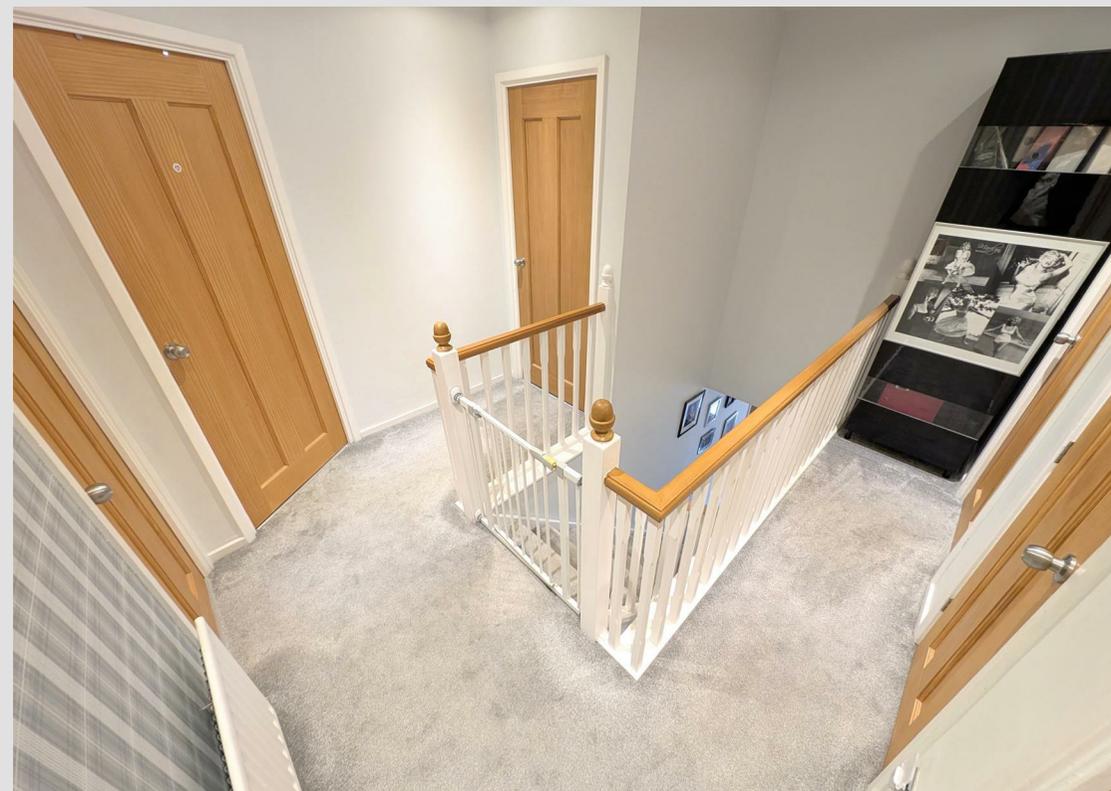
9'10" x 8'1"

Fitted wardrobe.

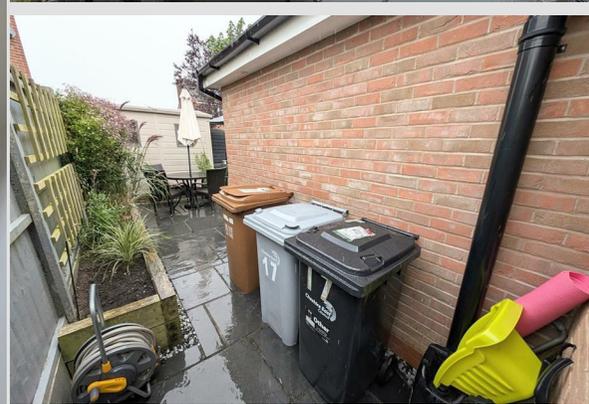
**Bathroom**

7'6" x 6'4"

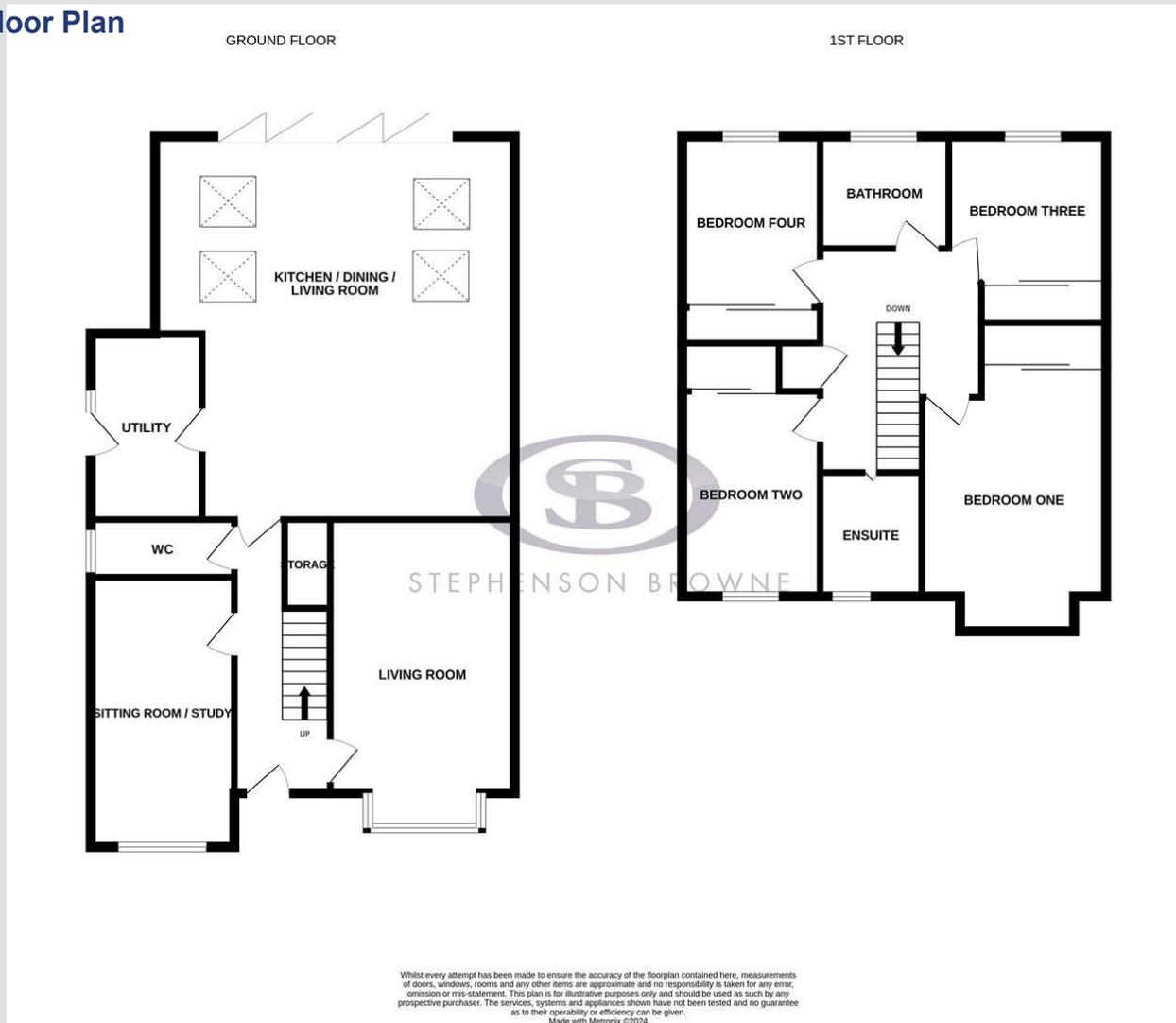
Three-piece suite comprising bathtub with power shower over, vanity unit comprising hand wash basin, low level WC and storage.



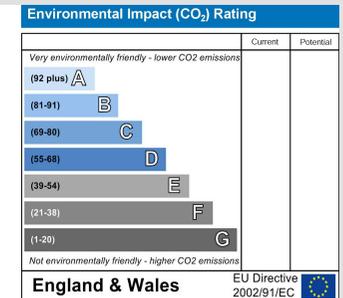
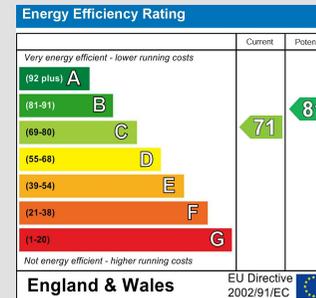




## Floor Plan



## Area Map



## Viewing

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

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