



Stuart  
Rushton

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& COMPANY

46 New Platt Lane, Goostrey – CW4 8NJ  
£875,000





# 46 New Platt Lane

Goostrey, Crewe

Spacious 4-bed detached home in Goostrey with open-plan kitchen, 3 bathrooms, loft room, large private garden, garage, and ample parking. Close to schools, amenities, and village pubs.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

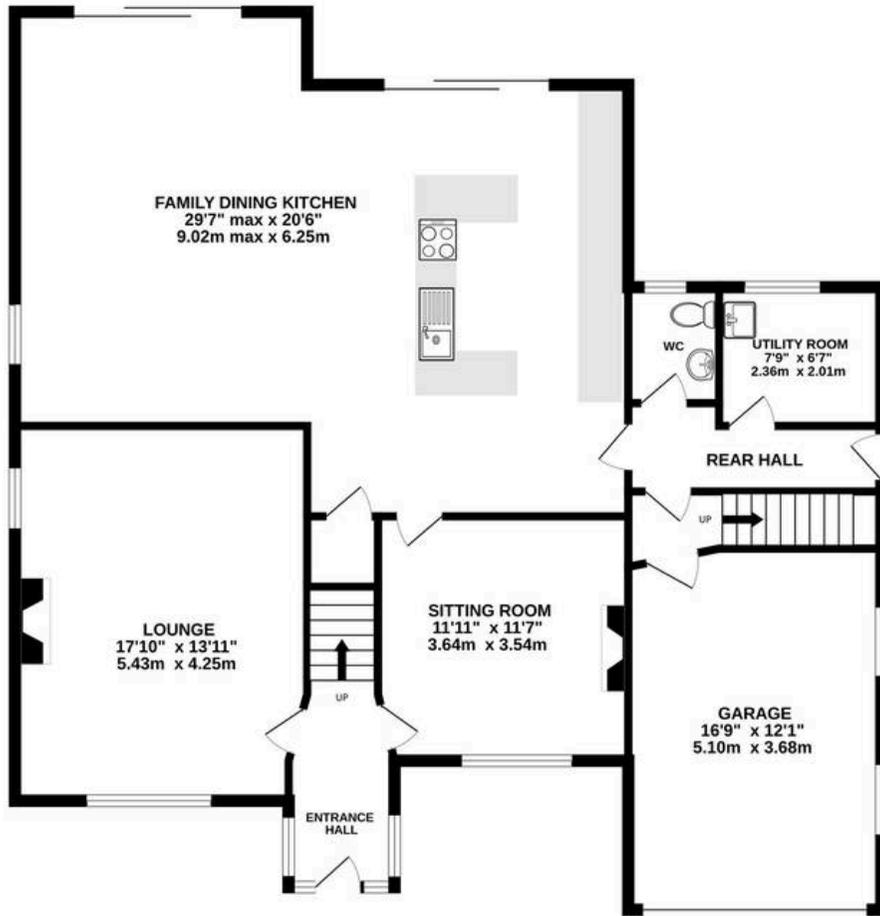
EPC Environmental Impact Rating:

- A brilliant detached family home with a 50m mature and private rear garden
- Superb position in the village, a pleasant stroll to the amenities, schools and pubs
- Significantly extended and crafted for modern living, total floor area well over 2000 square feet
- Four good bedrooms and three modern bathrooms
- Large open plan living kitchen/diner plus two reception rooms, utility room and downstairs WC
- Loft room over garage, ideal for a variety of uses, plus wooden summer house toward end of the garden

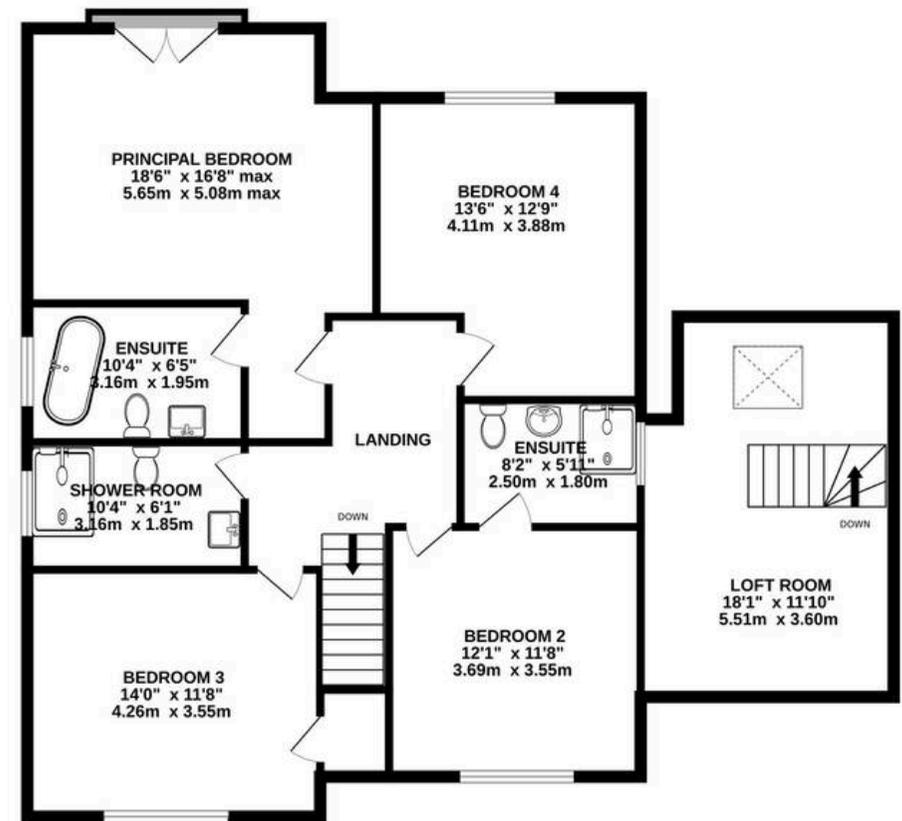




**GROUND FLOOR**  
1391 sq.ft. (129.2 sq.m.) approx.



**1ST FLOOR**  
1227 sq.ft. (114.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2618 sq.ft. (243.2 sq.m.) approx.**

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 as to their operability or efficiency can be given.

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## Stuart Rushton & Company

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