



**308 Crewe Road**

CW2 5AF

**£290,000**



STEPHENSON BROWNE



Stephenson Browne are delighted to bring to market this rare opportunity to purchase a substantially extended and re-modeled family home set in a popular location on a very generous plot. The current owners have sympathetically restored character and tradition to the property while adding a modern kitchen family room with stunning four piece family bathroom. Sitting on a fantastic plot with off-road parking for a number of vehicles to the front leading to carport and large workshop/garage. To the rear is a good size patio area and fantastically large lawned garden mainly laid to lawn with open protected fields to the rear. Internally there is an entrance porch and hall, cloakroom, lounge, utility area, dining room and stunning kitchen/family room which really forms the heart of the home.

#### Entrance Porch

UPVC double glazed entrance door. Door to entrance hallway

#### Entrance Hall

Wood block flooring. UPVC double glazed window to side. Feature timber entrance door with stain glass window. Under stairs storage cupboard. Doors to lounge, cloakroom and kitchen.

#### Cloakroom

Low-level WC. Wash hand-basin with mixer tap and vanity cupboard below. UPVC double glazed window to side. Tiled flooring. Partially tiled walls.

#### Lounge

UPVC double glazed bay window to front. Timber block flooring. Picture rail. Radiator. Feature open cast iron fireplace with decorative tiles, timber surround and tiled hearth.

#### Kitchen / Family Room

A stunning re-modeled and extended kitchen/family room offering a comprehensive range of base wall and drawer units with granite worktops over incorporating a 1 1/2 stainless steel sink drainer and mixer tap. Space for range style oven with Rangemaster extractor hood over. Under counter integrated fridge and freezer. Breakfast bar. Four Velux skylights. UPVC double glazed window to rear. UPVC double glazed French doors to rear. Tiled flooring throughout. Feature vertical radiator. Opening to utility area and dining/sitting room:-

#### Dining/Sitting Room

UPVC double glazed window to side. Cast iron open fireplace. Radiator. Door to hallway. Opening to kitchen.

#### Landing

Galeried landing. UPVC double glazed window to side. Stripped and stained floorboards. Loft access. Doors to all three bedrooms and family bathroom.







### Bedroom One

UPVC double glazed bay window to front. Feature cast-iron fireplace. Radiator. Stripped and stained floorboards.

### Bedroom Two

UPVC double glazed window to rear. Feature cast-iron fireplace. Radiator. Stripped and stained floorboards.

### Bedroom Three

UPVC double glazed window to front. Radiator. Stripped and stained floorboards.

### Bathroom

A stunning four piece family bathroom comprising of freestanding roll-top bath, double enclosed shower with glass sliding doors, pedestal wash hand basin and low level WC. Heated towel rail. Stripped and stained floorboards. Fully tiled walls. UPVC double glazed window to rear.

### Workshop

Carport to front with up and over door providing access. Timber entrance door to side. UPVC double glazed window to side and rear. Power and lighting.

### Outside

Set on a substantial plot with gravel driveway to the front providing off-road parking for a number of vehicles and lawn area. Driveway continues to the side of the property leading to carport which in turn leads to large garage/workshop with up and over door, double glazed door to side and windows to side and rear. To the rear is a large enclosed garden with paved patio area, raised borders filled with plants and shrubbery. Small vegetable plot. The majority of the garden is laid to lawn with gated access to the rear fields.

### 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.

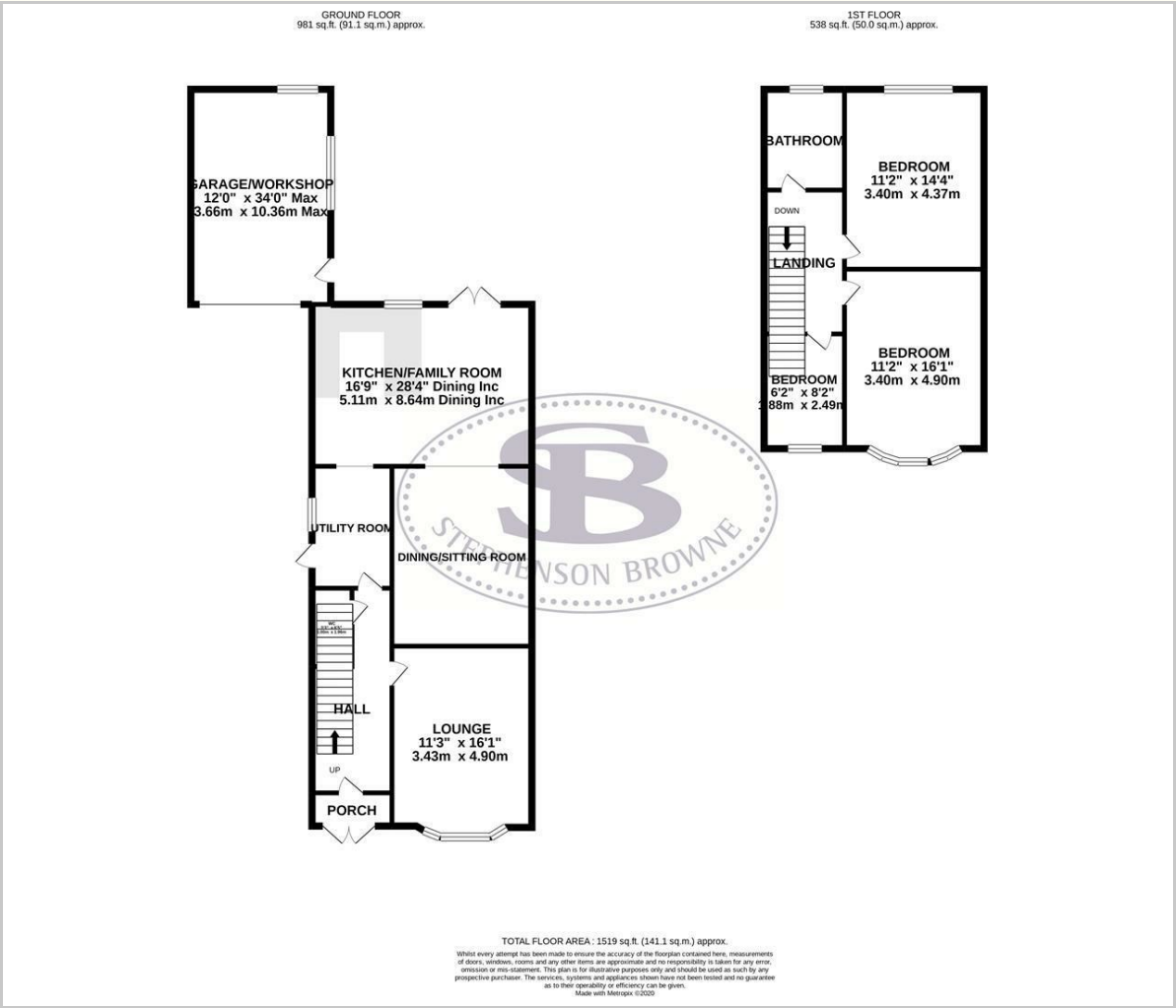
### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.





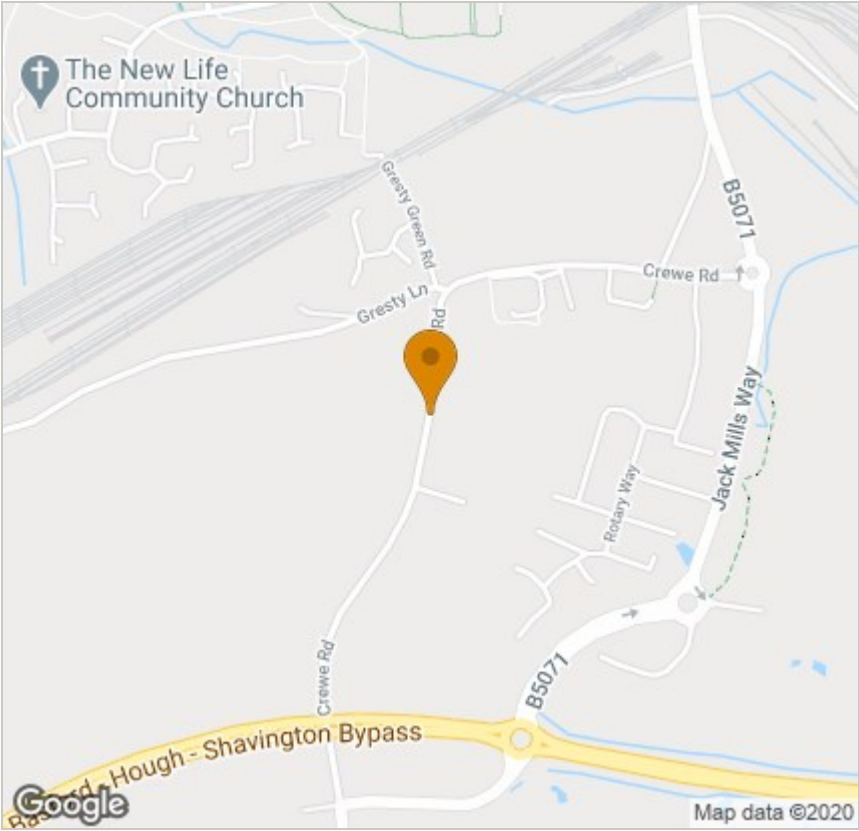
Floor Plan



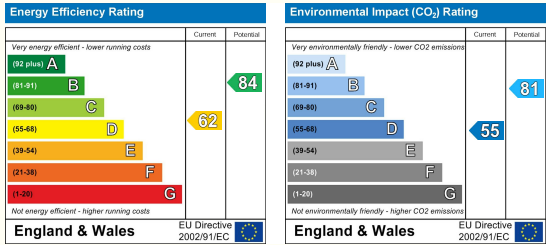
Viewing

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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