



**309 Nantwich Road**  
CW2 6PE  
**Offers Over £375,000**



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STEPHENSON BROWNE





Stephenson Browne are proud to market this handsome period family home offering light-filled flexible accommodation arranged over two floors. Sympathetically modernised and decorated throughout in Farrow & Ball paint, the property retains character features including generously-proportioned rooms, high ceilings and feature fireplaces. The ground floor accommodation flows from a welcoming entrance hall onto the spacious kitchen/sitting room which is located at the heart of the home and offers a range of bespoke wall and base units with a generous living room to the front with a feature fireplace. From the entrance hall is a door to your own independent annex which comprises a kitchen, living room, double bedroom and En-Suite. The first floor offers two double bedrooms with feature fireplace and a good sized third bedroom. There is also a modern bathroom with a double shower and jacuzzi bath with a separate WC.

The property is approached over a pebbled driveway providing parking for multiple vehicles and giving access to the detached garage. To the rear the private and mature garden features with an extensive paved terrace spanning the full width of the property ideal for entertaining and al fresco dining with a spacious lawn and mature hedging.

Ideal for the commuter, the property is situated in close proximity to the M6 offering excellent links to Manchester and Liverpool. Crewe station offers regular direct services to London Euston in around two hours.

The area offers a wide range of primary and secondary schools including St. Mary's and Vine Tree Catholic Primary schools, St. Thomas Moor Catholic High school and Cheshire College South & West all on the properties doorstep.

**Entrance Hall**

Composite front door. Parquet flooring. Coving. Stained glass window. Storage cupboard housing the gas and electric meters.

**Lounge**

12'11" x 12'4" (3.94m x 3.78m)  
Front aspect bay window with a Bumped-out' window seat. Feature fireplace with a gas basket fire. Exposed wood beams. Picture rail with plaster coving. Carpets. Double radiator.

**Kitchen**

12'5" x 11'5" (3.81m x 3.49m)  
Beautiful bespoke kitchen offering a range of wall, base and drawer units painted in Farrow & Ball with granite worktops. The kitchen has a double sink with Frackle taps, an integrated dishwasher, an under counter Neff fridge and freezer and a range cooker with a 5 ring gas hob. The kitchen has wood flooring, a radiator and open aspect to the conservatory.

**Conservatory**

18'1" x 10'7" (5.53m x 3.24m)  
Double glazed windows, patio doors to the rear garden, ceramic tiled flooring and a double radiator.

**Annex Kitchen/Utility**  
9'2" x 10'3" (2.79m x 3.12m )

Having a range of wall, base and drawer units with an integrated oven with electric hob, space and plumbing for a washing machine and fridge freezer, a cupboard housing the Worcester boiler, a side aspect window, tiled flooring and a door to the living room.







#### Living Room

9'5" x 16'0" (2.88m x 4.89m)

Patio doors to the rear garden, electric fire with surround, radiator and carpets.

#### Annex Bedroom

9'5" x 7'3" (2.89m x 2.21m)

Fitted wardrobes, side aspect window, carpets, radiator and a Juliet balcony.

#### En-Suite

Walk in shower, low level WC, pedestal wash basin, side aspect window, extractor fan.



#### Landing

Loft access, airing cupboard, side aspect window and doors leading too;

#### Master Bedroom

12'0" x 12'5" (3.67m x 3.80m)

Front aspect window, carpets, radiator, feature fire place.

#### Bedroom Two

11'6" x 12'4" (3.51m x 3.78m)

Rear aspect window, carpets, radiator, feature fire place, built in cupboard.

#### Bedroom Three

10'4" x 7'8" (3.15m x 2.36m)

Front aspect window, carpets, radiator, built in cupboard.



#### WC

Low level WC, tiled flooring, side aspect window.

#### Bathroom

Double shower with waterfall shower head, jacuzzi bathtub, hand basin, chrome towel radiator, tiled flooring and a side aspect window.

#### Garage

Double doors to the front with power, lights and a side door.

#### 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.

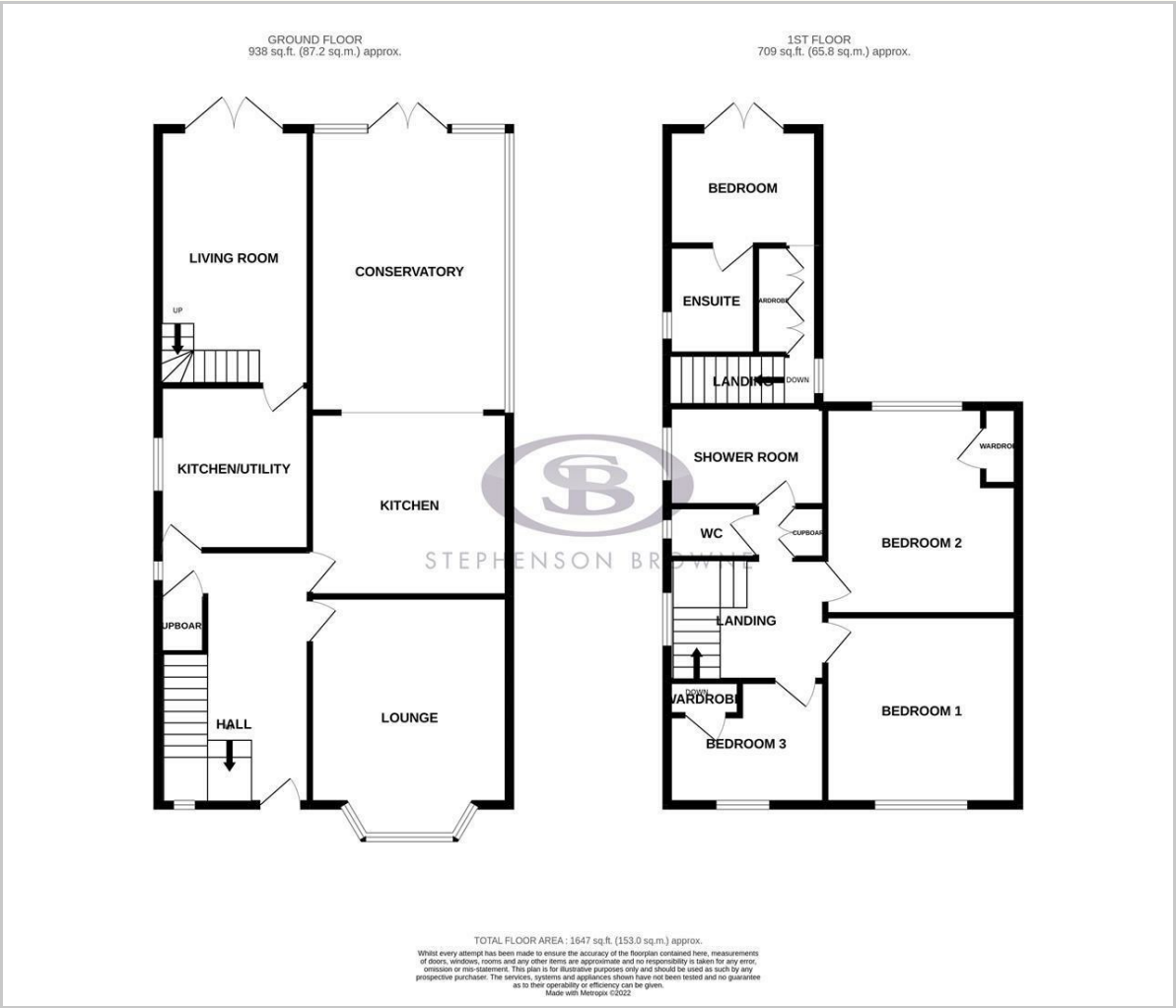
#### Need to Sell?

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





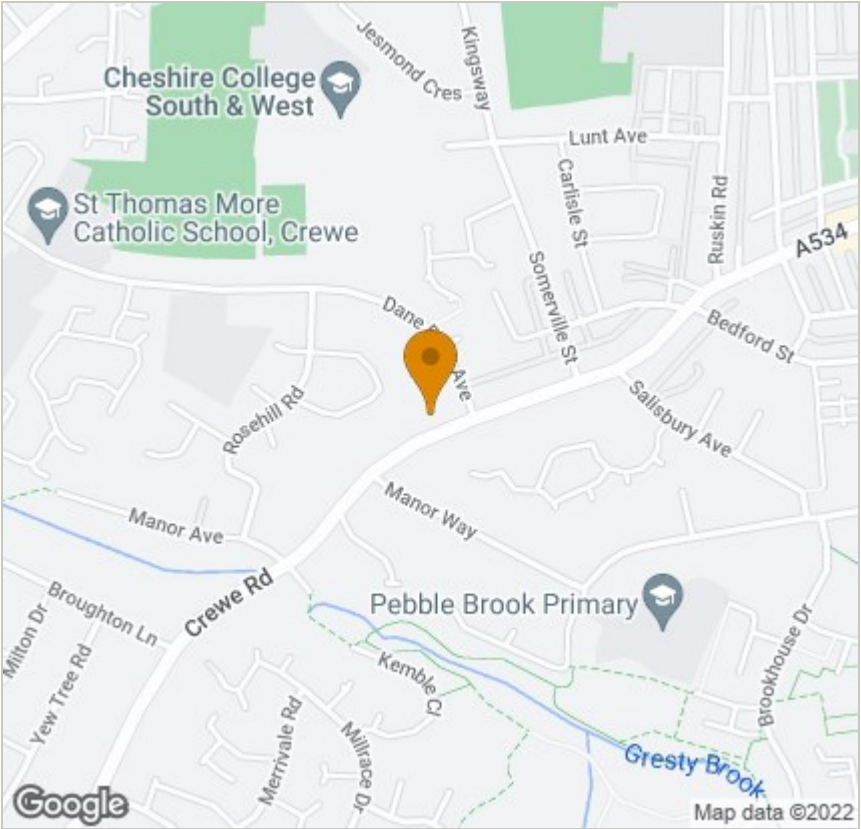
Floor Plan



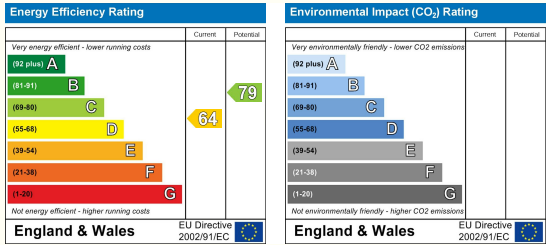
Viewing

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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