



2 Elgan Crescent

CW11 1LD

Offers Over £450,000



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STEPHENSON BROWNE

Situated on a highly sought after development is this immaculately presented, four bedroom, detached home which benefits from spacious accommodation, parking and garage and stunning decor throughout.

Agents Remarks

This stunning four bedroom detached house is designed with both practicality and style at its core. Originally built to Taylor Wimpey's 'Chelford' design, the properties spacious accommodation is ideal for families. This home is filled with all of the latest features that the modern family could need, while the contemporary, elegant interiors mean you can enjoy them in luxury.

Internally the accommodation is spacious and well planned and briefly comprises; Entrance Hall, Lounge, Snug/Dining Room, a spacious open plan Dining Kitchen with integrated appliances with double doors leading to the rear Garden. There is also a useful utility room with access into the garden, the Cloakroom completes the ground floor accommodation. The first floor comprises a large master bedroom with an en-suite shower room and fitted wardrones, three further bedrooms and a family bathroom.

Externally the property sits on a great sized corner plot with lovely rear garden, and there is also ample off street parking and the benefit of a detached garage.

Finished to the highest of standards throughout we would highly recommend arranging a viewing to appreciate the space on offer in this contemporary family home.

ACCOMMODATION

Entrance Hall

Composite front door with frosted panels, UPVC double glazed window to the front elevation, smoke alarm, ceiling light point, wood effect laminate flooring, stairs to the first floor, oak doors to all rooms, dado rail, under stairs storage cupboard.

Cloakroom

3'5" x 5'11" (1.044 x 1.824)
UPVC double glazed frosted window to the front elevation, ceiling light point, extractor fan, pedestal wash hand basin with mixer tap and splashback, low level WC, radiator, wood effect laminate flooring.

Snug/Dining Room

8'11" x 9'11" (2.728 x 3.031)
UPVC double glazed window to the side elevation, ceiling light point, TV point, radiator, decorative panelling.

Lounge

16'5" x 11'10" (5.015 x 3.629)
UPVC double glazed bay window to the front elevation, two ceiling light points, TV point, two radiators, two wall lights,

Kitchen/Diner

19'7" x 9'6" (5.983 x 2.910)
A good range of white fronted wall and base units with contrasting worksurface over, integrated fridge freezer, integrated Zanussi dishwasher, low level Zanussi oven with four ring AEG gas hob and extractor fan over, inset stainless steel one and half bowl sink with mixer tap and drainer, UPVC double glazed window to the side elevation, UPVC double glazed doors leading to the garden, wood effect laminate flooring, spotlighting, extractor fan, ceiling light point, well defined space for a table and chairs, two radiators, TV point.





Utility Room

5'2" x 9'6" (1.584 x 2.910)

Wood effect laminate flooring, radiator, spotlighting, inset stainless steel one and half bowl sink with mixer tap and drainer, UPVC double glazed door leading to the garden, space and plumbing for a washing machine, cupboard housing the Logik boiler,

FIRST FLOOR

Landing

Two ceiling light points, smoke alarm, UPVC double glazed window to the front elevation, radiator, storage cupboard housing the hot water tank.



Bedroom One

11'7" x 11'10" (3.546 x 3.623)

UPVC double glazed window to the front elevation, ceiling light point, two wall lights, radiator, fitted wardrobes with sliding doors, door leading to:

En-suite

4'11" x 7'1" (1.520 x 2.165)

Wood effect laminate flooring fully tiled shower enclosure with mixer shower over and folding glass door, pedestal wash hand basin with mixer tap, low level WC, UPVC double glazed frosted window to the side elevation, ceiling light point, radiator, shaver point, extractor fan, partly tiled walls,

Bedroom Two

8'9" x 14'1" max (2.685 x 4.315 max)

UPVC double glazed window to the side elevation, ceiling light point, radiator.



Bedroom Three

12'4" x 8'11" (3.774 x 2.739)

UPVC double glazed window to the rear elevation, ceiling light point, radiator,

Bedroom Four

8'7" x 6'6" (2.620 x 1.986)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

Family Bathroom

6'2" x 6'11" (1.888 x 2.113)

Wood effect laminate flooring, panel bath with mixer tap, fully tiled surround, pedestal wash hand basin with mixer tap, low level WC, UPVC double glazed frosted window to the rear elevation, ceiling light point, radiator, extractor fan, partly tiled walls,

OUTSIDE

Front

Tarmac driveway, laid to lawn with hedged boundaries.

Rear

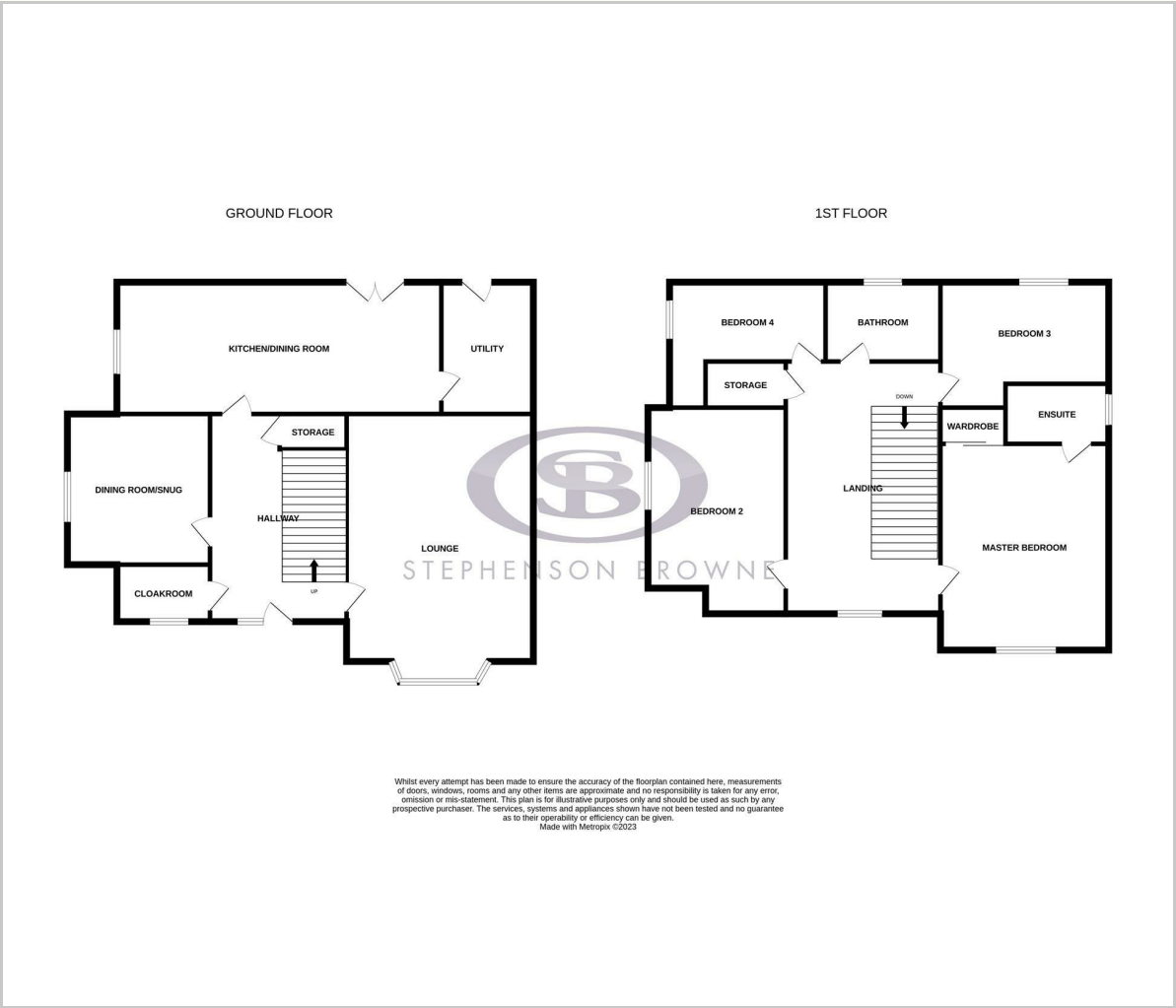
Access to the garage, corner plot mostly laid to lawn, fenced and brick boundaries, patio area.

Garage

Power and light, up and over door.



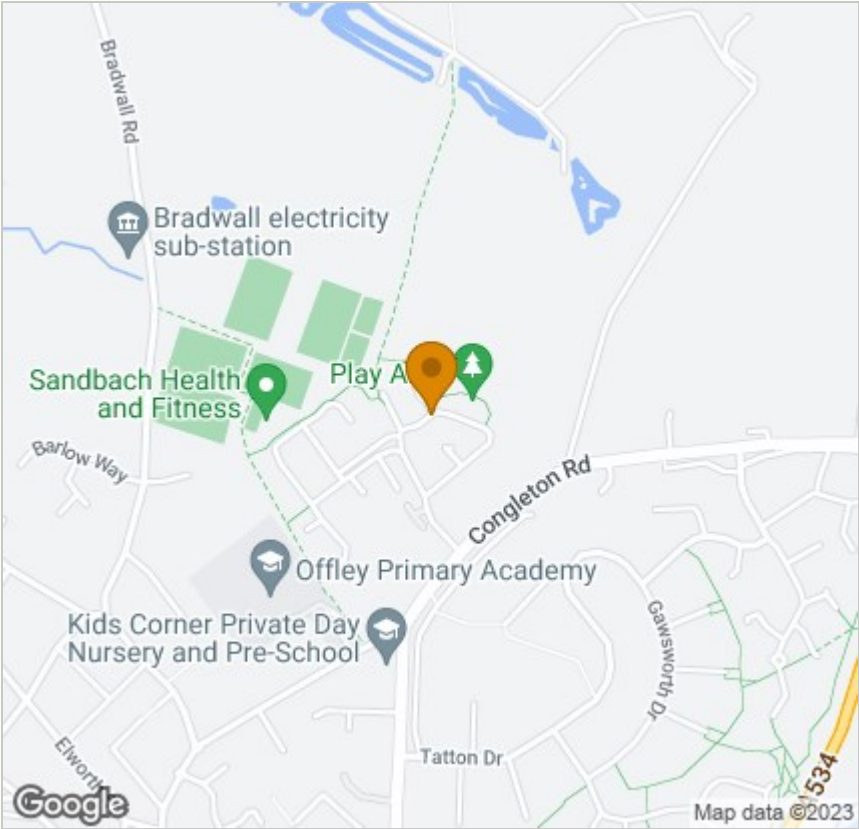
Floor Plan



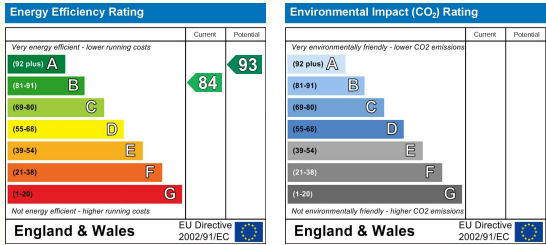
Viewing

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

Area Map



Energy Efficiency Graph



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