

Lewis  
King



Higher Croft Drive, Crewe, CW1 4FT

Offers in excess of £235,000



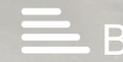
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# Higher Croft Drive

Crewe, CW1 4FT

- Extended Family Home
- Three Spacious Bedrooms
- Family-Friendly Estate
- Council Tax Band B
- Beautifully Presented
- Ensuite and Main Bathroom plus Ground Floor WC
- No Onward Chain
- Freehold Home

Located on the popular Saxon Gate estate which offers easy access to both Crewe and Nantwich town centre's as well as Leighton Hospital being only a few minutes away, this home boasts a fantastic standard of living from top to bottom and has clearly been built with the modern buyers' needs in mind! In addition to this it has been extended to the rear with a superb conservatory which makes excellent year round use as an extra reception room with French doors leading out into the garden.

Accessed via a spacious entrance hall, you are then greeted by a large lounge with access off to an under stairs storage cupboard, followed by a stunning kitchen/dining room with sliding doors leading to the conservatory plus a separate utility space with access off that to a downstairs WC. To the first floor the property continues to impress with a large master bedroom which enjoys fitted wardrobes and a shower room en-suite. There is also two further bedrooms with the second bedroom also enjoying fitted wardrobes, and finally a three-piece suite family bathroom which completes the accommodation.

Externally there is off road parking for two vehicles to the side of the property, while the rear can be accessed via a side gate and boasts a large yet private garden with an extended paved seating area and a low maintenance lawn.

To arrange a viewing or for more information please call Lewis King at your earliest convenience!



## Ground Floor

### Lounge

11'9" x 14'5" (3.6 x 4.4)

### Kitchen/Diner

11'9" x 12'1" (3.6 x 3.7)

### Conservatory

7'10" x 9'10" (2.4 x 3)

## First Floor

### Bedroom One

9'2" x 9'6" (2.8 x 2.9)

### Ensuite

6'2" x 8'2" (1.9 x 2.5)

### Bedroom Two

8'10" x 11'9" (2.7 x 3.6)

### Bedroom Three

6'6" x 11'9" (2 x 3.6)

### Bathroom

5'6" x 7'10" (1.7 x 2.4)





Directions

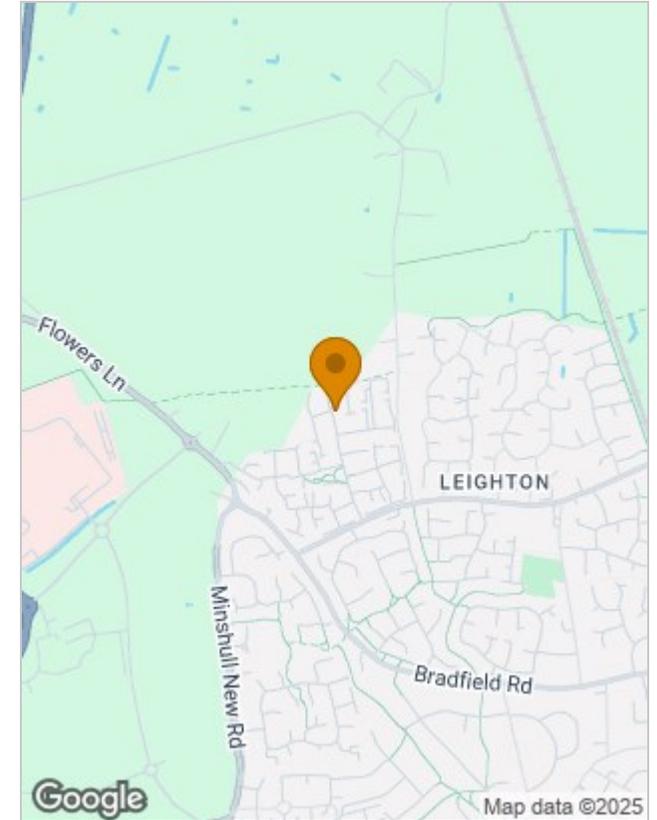




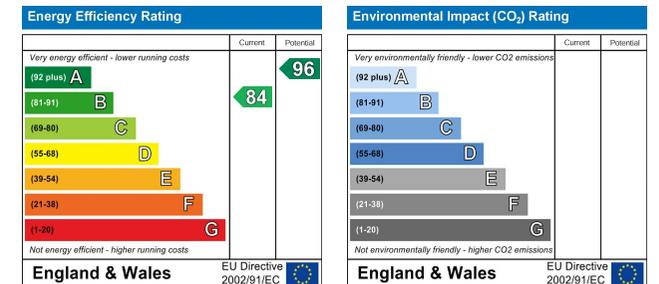
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.