



8 Joseph Lucas Road, Crewe, Cheshire, CW1 5DB
Guide Price £375,000

**BAKER
WYNNE &
WILSON**

This beautifully presented, spacious four-bedroom detached property was built by the highly regarded David Wilson Homes and offers premium finishes, generous living space, and a well-designed layout ideal for modern family life.

LOCATION AND AMENITIES

Nestled in a convenient location, this property offers easy access to a range of local amenities and excellent transport links. Families will appreciate the proximity to both Primary and Secondary schools. There are a range of amenities including a COOP, ALDI, The Sydney Arms and Bannatyne health club and spa are all within a 0.4 mile walk away. Also, residents can enjoy Queens Park or even catch a show at the Crewe Lyceum Theatre.

Transport connectivity is a significant advantage, with Crewe Railway Station (30 minute walk away) providing frequent services to major cities such as London (1 hour 30 minutes), Manchester (40 Minutes), Liverpool (1 Hour), Birmingham (1 Hour). Additionally the property is well connected to the M6 motorway, facilitating easy travel to Manchester (45 miles), Liverpool (50 miles) and Birmingham (55 miles). Nestled in a convenient location, this property offers easy access to a range of local amenities and excellent transport links. Families will appreciate the proximity to both Primary and Secondary schools. There are a range of amenities including a COOP, ALDI, The Duke of Gloucester Pub and Bannatyne health club and spa are all within a 0.2 mile walk away. Also, residents can enjoy Queens Park or even catch a show at the Crewe Lyceum Theatre.

Transport connectivity is a significant advantage, with Crewe Railway Station (10/15 minute walk away) providing frequent services to major cities such as London (1 hour 30 minutes), Manchester (40 Minutes), Liverpool (1 Hour), Birmingham (1 Hour). Additionally the property is well connected to the M6 motorway, facilitating easy travel to Manchester (45 miles), Liverpool (50 miles) and Birmingham (55 miles).



**BAKER
WYNNE &
WILSON**



SUMMARY

Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room, Utility Room, Four Double Bedrooms With One En-suite, Family Bathroom, Integral Garage, Garden and Parking For Two Cars

DOWNSTAIRS

The property welcomes you with a spacious entrance hall providing access to a cloakroom and a useful storage cupboard. Off the hall, the generous living room features a large double-glazed bay window to the front, filling the space with natural light.

The heart of the home is the kitchen/dinning room, where the current owner selected David Wilson's upgraded Gold Standard kitchen package. This includes high-quality matching wall and base units and a full range of integrated appliances: induction hob, double oven, dishwasher, and fridge freezer. Double doors open out onto the east-facing garden, creating an ideal indoor-outdoor flow.

A separate utility room offers additional storage, plumbing for a washer/dryer. The utility room also houses the boiler, and provides convenient access to the garden via a rear door. Throughout the ground floor, you'll find Amtico flooring in all areas except the carpeted living room. Each room is completed with light fittings and radiators.

UPSTAIRS

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room. Three of the Four bedrooms include built-in wardrobes for ample storage. All bedrooms are finished with carpets, radiators, and light fittings.

The family bathroom features a four piece suite which comprises of a panelled bath, separate glass-enclosed shower, pedestal sink, and low flush W/C. The room is completed with Amtico flooring, a heated towel rail, half-tiled walls, and a frosted double-glazed window.



GARDEN

The east-facing rear garden is fully enclosed with 6ft fencing. It features a spacious lawn and a paved path that wraps around the side of the property, where a gate provides direct access to the front.

OUTSIDE

To the front, a tarmac driveway provides off-road parking for two vehicles and leads to an integrated garage, which includes an electric vehicle charging point. The front garden is lawned and attractively bordered with established shrubs, creating a welcoming kerb appeal.

TENURE

Freehold

SERVICES

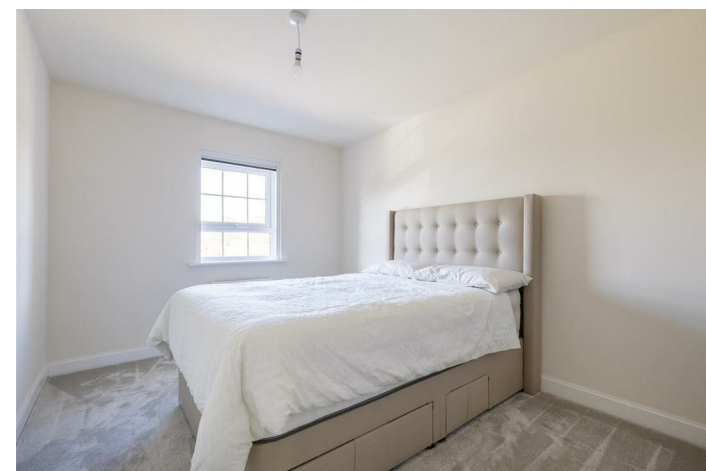
All main services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

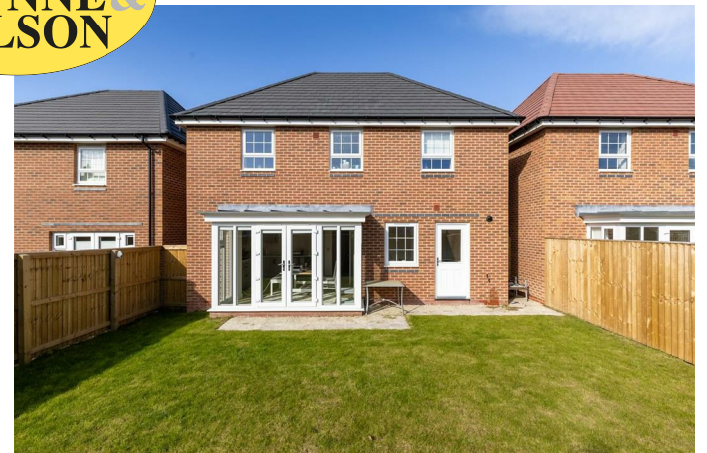
COUNCIL TAX

Band E

VIEWINGS

By appointment with Baker Wynne and Wilson
012370 625214





**BAKER
WYNNE &
WILSON**

www.bakerwynneandwilson.com



Ground Floor

Lounge	5772 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bed 1	5195 x 3822 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bed 2	4161 x 2707 mm	13'8" x 8'10"
Bed 3	4056 x 3365 mm	13'4" x 11'0"
Bed 4	3527 x 3124 mm	11'7" x 10'3"
Bath	2913 x 1950 mm	9'7" x 6'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property