



17 Langley Drive, Crewe CW2 8LP

CHESHIRE  
LAMONT

A superb modern four bedroom detached family home situated in a highly regarded development on the periphery of Wistaston providing impeccably appointed accommodation throughout with modern kitchen and bathrooms and benefiting from a spacious enclosed rear garden, driveway and garaging. Viewing highly recommended.

- A four bedroom modern detached family home
- Situated in a highly regarded location nearby to local amenities and the renowned Joey The Swan park
- Superbly appointed throughout to a lovely standard
- Benefiting from enclosed rear garden, driveway and garaging
- Entrance hall, lounge with fireplace and dining room
- Modern dining kitchen, utility room and cloakroom
- Master bedroom with contemporary en-suite shower room
- Three further bedroom with built-in wardrobes and modern family bathroom
- Viewing highly recommended

#### Agents Remarks

This well presented property has been a treasured family home for many years and is ideally situated for highly regarded schooling, local amenities in both Wistaston and Crewe and pleasant park walks through Joey the Swan. Cheshire Lamont highly recommends a viewing.

#### Property Details

A driveway stands to the front of the property and continues to a single garage with a paved path leading to a covered canopy porch and a uPVC double glazed composite door allowing access to:

#### Entrance Hall

With a staircase ascending to first floor, coved ceiling, radiator and a panel door leads to:

#### Lounge 17' 4" x 11' 8" max (5.29m x 3.56m max)

A lovely reception room with a uPVC double glazed window to front elevation, coal effect gas fire within attractive oak effect fireplace surround, two radiators, coved ceiling and open access leads to:



### Dining Room 9' 9" x 8' 7" (2.96m x 2.61m)

With a uPVC double glazed window overlooking the rear garden, radiator and coved ceiling.

From the Lounge a panel door leads to:

### Dining Kitchen 9' 10" x 15' 2" (3.00m x 4.62m)

With a superb range of shaker style base and wall mounted units, attractive working surfaces, Bosch built-in electric oven with Bosch built-in microwave above, NEFF four ring induction hob with chimney filter canopy over, integrated dishwasher, integrated fridge, dining counter, panel door to deep under stairs cupboard, uPVC double glazed window to rear elevation, uPVC double glazed door to garden, recessed ceiling lighting, tiled flooring and a panel door leads to:

### Utility Room 5' 3" x 5' 1" (1.61m x 1.56m)

With plumbing for washing machine, space for tumble drier, double glazed door to outside, tiled flooring, extractor fan and a panel door leads to:

### Cloakroom

With a pedestal wash basin, WC, radiator, tiled flooring and extractor fan.

### First Floor Landing

With access to loft space, radiator, panel door to deep linen cupboard, coved ceiling and a panel door leads to:

### Master Bedroom 14' 6" x 11' 8" (4.42m x 3.56m)

With a uPVC double glazed window to front elevation, radiator, superb range of built-in wardrobes incorporating railing and shelving, coved ceiling and a panel door leads to:

### En-Suite Shower Room

Delightfully appointed with a wide walk-in shower enclosure incorporating rain shower with additional attachment, vanity wash basin with cupboards beneath, WC, part tiled walls, tile effect flooring, recessed ceiling lighting, contemporary radiator, extractor fan, shaver point and uPVC double glazed window.

### Bedroom Two 8' 5" x 12' 7" max (2.56m x 3.83m max)

With a uPVC double glazed window to rear elevation, radiator and built-in wardrobe incorporating railing and shelving.

### Bedroom Three 8' 5" x 11' 2" max (2.56m x 3.40m max)

With a uPVC double glazed window to rear elevation, radiator and built-in wardrobe incorporating railing and shelving.



### Bedroom Four 9' 1" max x 9' 2" (2.78m max x 2.79m)

With a uPVC double glazed window to front elevation, radiator and built-in wardrobe incorporating railing and shelving.

### Modern Bathroom

With a panelled bath, WC, vanity wash basin incorporating cupboards beneath, uPVC double glazed window, contemporary radiator, part tiled walls, and extractor fan.

### Externally

The property benefits from a spacious rear garden with a lawned garden area, gravel area, paving and an outside tap. A pedestrian gate to the side allows access to the front.

### Garage 16' 2" x 8' 10" (4.93m x 2.69m)

With an up and over door, light and power.



### Tenure

Freehold.

### Viewings

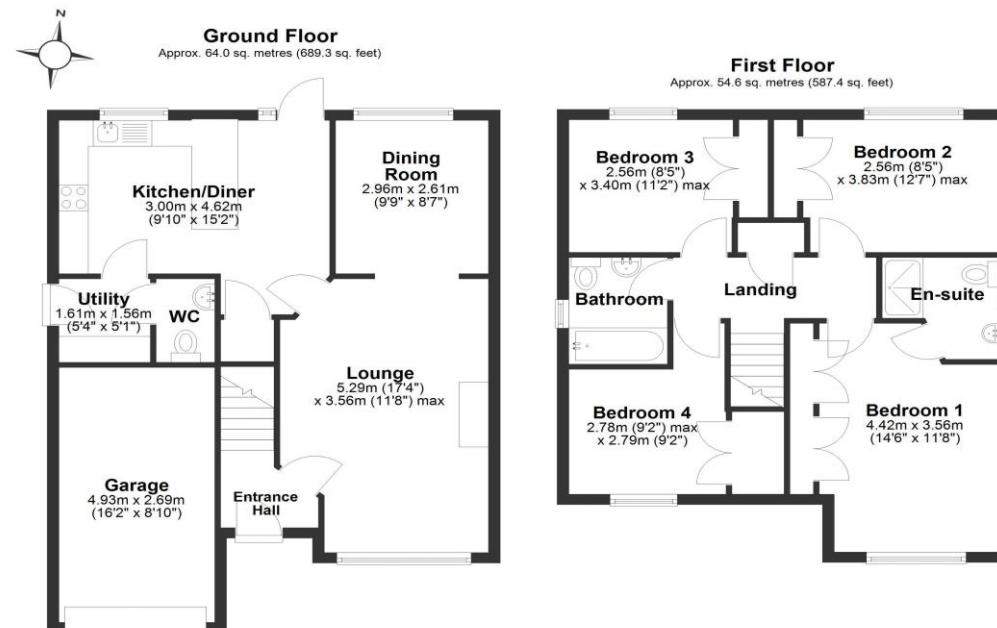
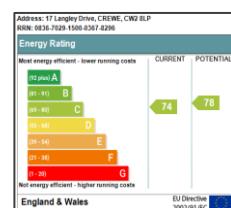
Strictly by appointment only via Cheshire Lamont.

### Services

All main services are connected (not tested by Cheshire Lamont).

### Directions

Proceed out of Nantwich along Crewe Road and straight over the roundabout. Continue for approx. 1 mile, turn left onto Church Lane and continue to the mini roundabout. Turn right onto Valley Road and third right turning onto Langley Drive where the property is located.



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