



## 12 Bentley Drive, Crewe

£325,000 Freehold



Spacious four-bedroom detached family home positioned within a sought-after and quiet cul-de-sac on the outskirts of Crewe. • Impressive dual-aspect living room with feature fireplace and French doors opening into a bright rear conservatory. • Generous open-plan kitchen/diner fitted with shaker-style units, extensive worktop space, and direct garden access. • Large principal bedroom benefitting from extensive built-in storage and a modern ensuite with dual walk-in rainfall shower. • Enclosed rear garden featuring a patio entertaining area together with a substantial integral garage extending the full depth of the house.



Set within a quiet cul-de-sac on the outskirts of Crewe, this substantial four-bedroom detached family home offers generous living accommodation arranged over two floors. Thoughtfully designed for modern family living, the property combines spacious reception areas with practical everyday functionality, complemented by a private conservatory, integral garage, and well-proportioned bedrooms throughout.

A welcoming and well-presented entrance hall creates an excellent first impression, featuring warm wooden flooring, decorative wall panelling, and a staircase rising to the first floor with painted balustrade detail. The space provides access to the principal ground floor accommodation and offers ample room for freestanding furniture and additional storage. Recessed ceiling lighting and neutral décor further enhance the bright and inviting feel of the home.

The impressive dual-aspect living room features a central fireplace together with French doors opening into the conservatory, creating an ideal environment for both relaxing and entertaining. The conservatory itself provides a bright additional reception area overlooking the rear garden and offers versatile use as a sitting room, dining area, or garden room.

The spacious kitchen/diner is well suited to modern family living and fitted with a range of shaker-style wall and base units complemented by extensive wooden work surfaces and ample space for appliances and dining furniture. A large rear-facing window allows plenty of natural light, while direct access to the garden further enhances the practicality of the space. A convenient ground floor WC and internal access to the integral garage complete the downstairs accommodation.

To the first floor, the landing provides access to four bedrooms and the family bathroom. The master bedroom is a spacious double room benefitting from extensive built-in storage and access to a stylish ensuite shower room featuring a walk-in dual shower with both rainfall and handheld shower fittings. Bedroom two and bedroom three are both comfortable double bedrooms, offering excellent accommodation for family members or guests. Bedroom four is also a double bedroom and is currently utilised as a home office/study, providing flexible accommodation well suited to modern living requirements.

The family bathroom is fitted with a bath, wash hand basin, and WC, serving the remaining bedrooms.

Externally, the property enjoys an attractive frontage with lawned gardens and driveway parking leading to the integral garage. To the rear is an enclosed garden featuring a patio seating area, ideal for outdoor dining and entertaining during the warmer months. The integral garage is an excellent size, stretching the depth of the house and providing superb secure parking, workshop potential, or extensive storage space.

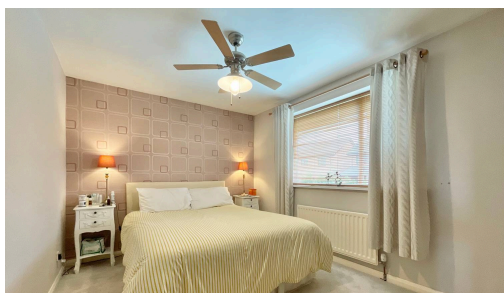
#### **Location:**

The property is situated in the railway town of Crewe, just a few miles from the historic market town of Nantwich and within a short drive of Sandbach. Crewe offers an extensive range of amenities, including shopping, educational, and recreational facilities, as well as excellent transport and commuter links via the A500 and

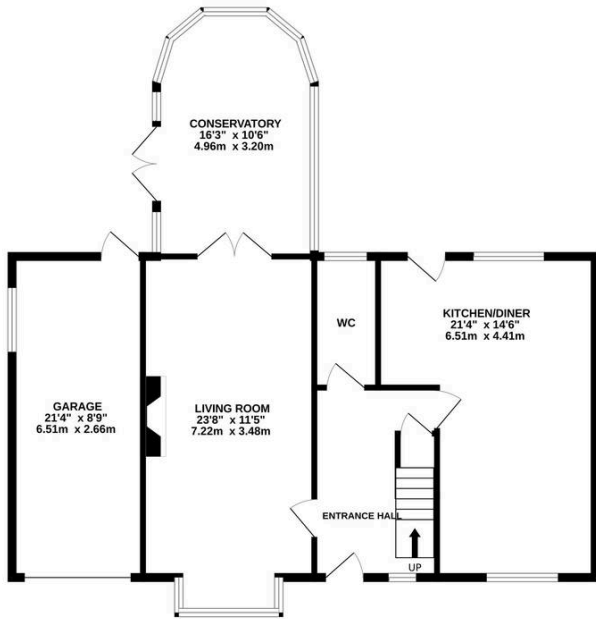


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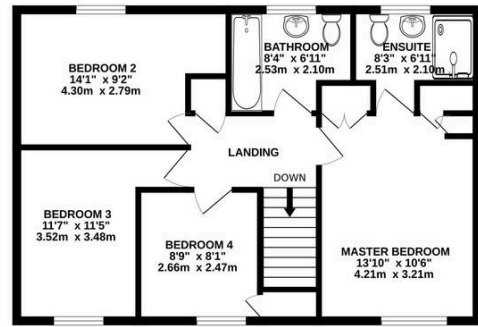
Tenure: Freehold



**GROUND FLOOR**  
999 sq.ft. (92.8 sq.m.) approx.



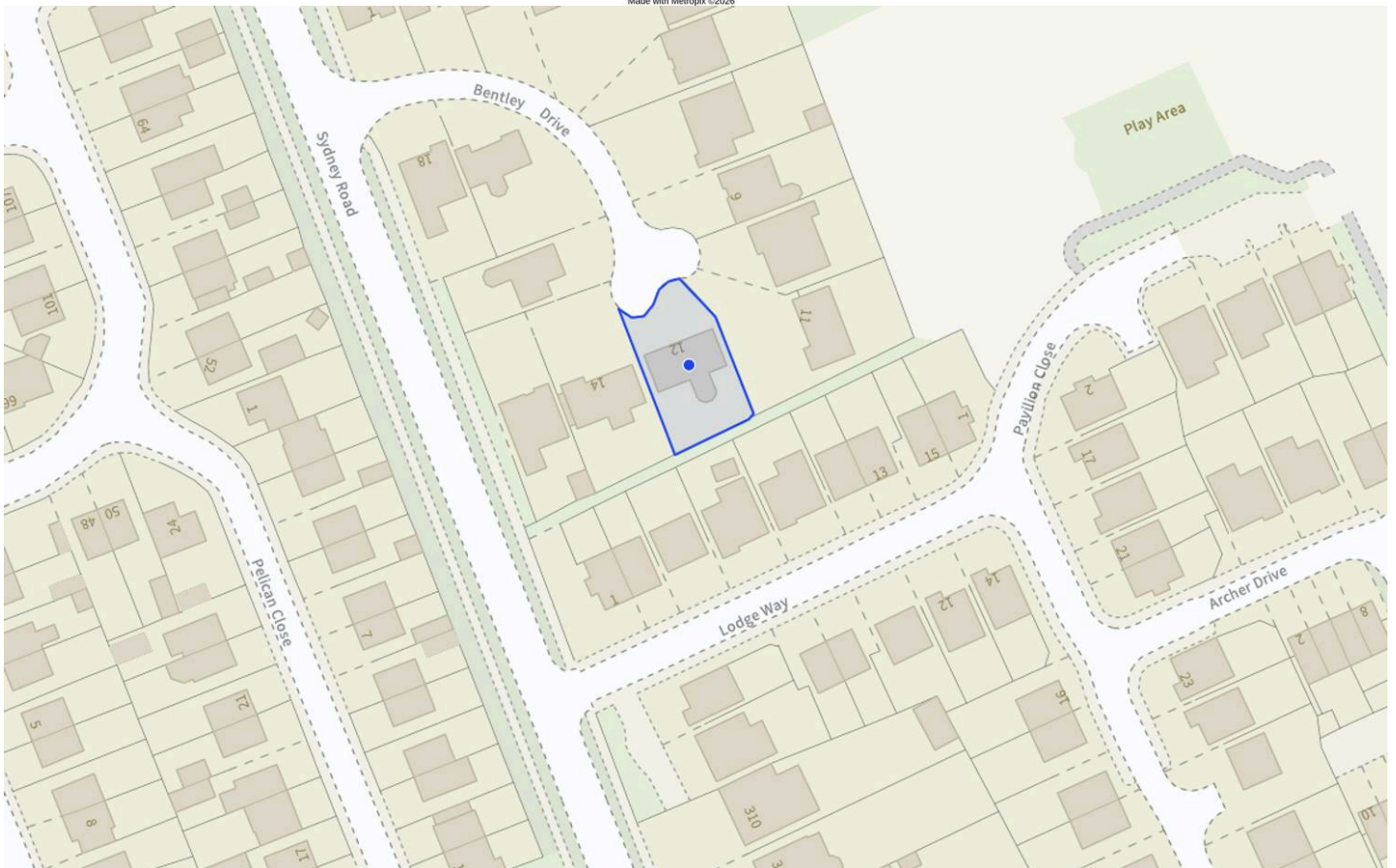
**1ST FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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