



13 Chaucer Road, Crewe

£350,000 Freehold



Generously sized four-bedroom home with well-proportioned, flexible living space • Bright bay-fronted lounge plus separate study or playroom for modern family living • Spacious kitchen/dining area with French doors opening directly onto the garden • Principal bedroom with fitted wardrobes and en-suite, plus three further double bedrooms • Private rear garden with patio and shed, along with driveway parking for two cars and EV charging point • Offered for sale Chain free



Situated in a well-established and popular residential area, this generously proportioned four-bedroom home offers versatile living space, practical features, and excellent potential for a growing family or a buyer looking to personalise a property to their own taste. The property is offered to the market chain free.

The ground floor is well laid out for modern family life. A bright and welcoming lounge sits to the front of the property, enhanced by a bay window that allows plenty of natural light to fill the room, creating a comfortable and relaxing environment. In addition, there is a separate study or playroom, providing valuable extra space that can easily adapt to suit individual needs, whether as a home office, children's playroom, or additional reception area.

To the rear, the property opens into a spacious kitchen and dining area, forming the hub of the home. Fitted with a range of matt grey wall and base units, the kitchen includes a double oven, five-ring gas hob, and space for further appliances. The dining area comfortably accommodates a family-sized table, while French doors and rear-facing windows draw in natural light and provide direct access out to the garden, making this a practical and sociable space for both everyday living and entertaining.

A separate utility room adds further convenience, with plumbing in place for a washing machine and dishwasher, as well as access to the garden. A downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to offer well-proportioned living space with four bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and its own en-suite shower room, featuring a mains-fed shower, WC, and wash basin. The remaining three bedrooms are all comfortable doubles, offering flexibility for family members, guests, or additional workspace if required. These are served by a family bathroom fitted with a bath and shower over, WC, and basin.

Externally, the property benefits from a private, walled rear garden, mainly laid to lawn with a patio area that provides space for outdoor seating, along with a shed for storage. To the front, a driveway offers off-road parking for two vehicles and includes an EV charging point, adding to the home's practicality.

Overall, this is a well-sized home with a flexible layout and strong fundamentals, offering an excellent opportunity for buyers seeking space, convenience, and the chance to create a home tailored to their own style.

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 Junction 16 of the M6 motorway. Crewe mainline railway station further enhances connectivity, providing direct access to major cities and towns across the country.

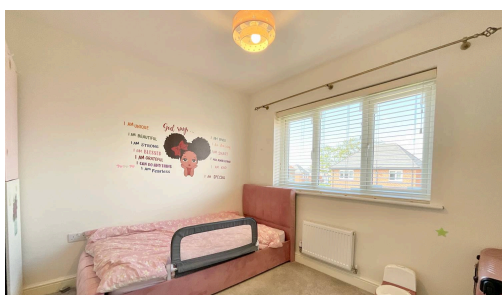


Spacious chain-free four-bed home in Crewe with flexible living areas, kitchen-diner, utility, en-suite, private garden, driveway with EV point, and great transport links. Ideal for families. Council Tax band: D

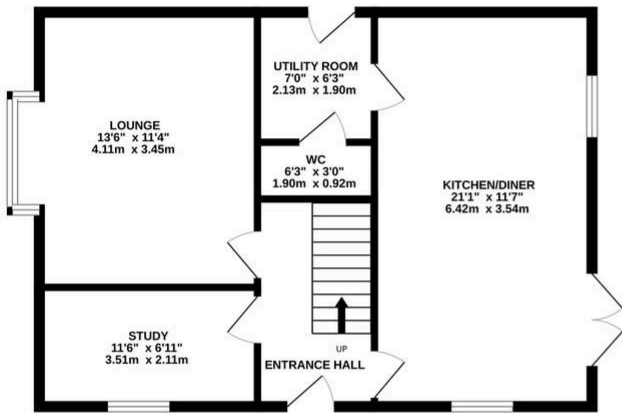
Tenure: Freehold

EPC Energy Efficiency Rating: B

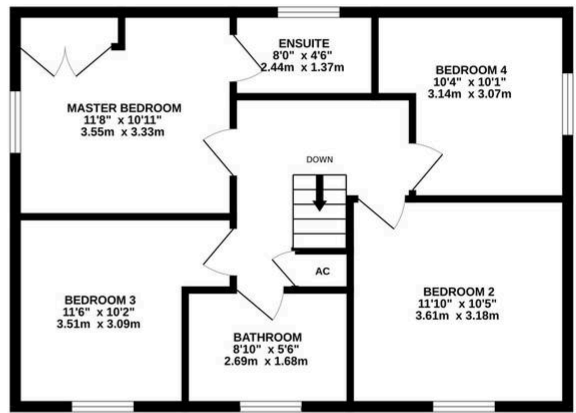
EPC Environmental Impact Rating: B



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

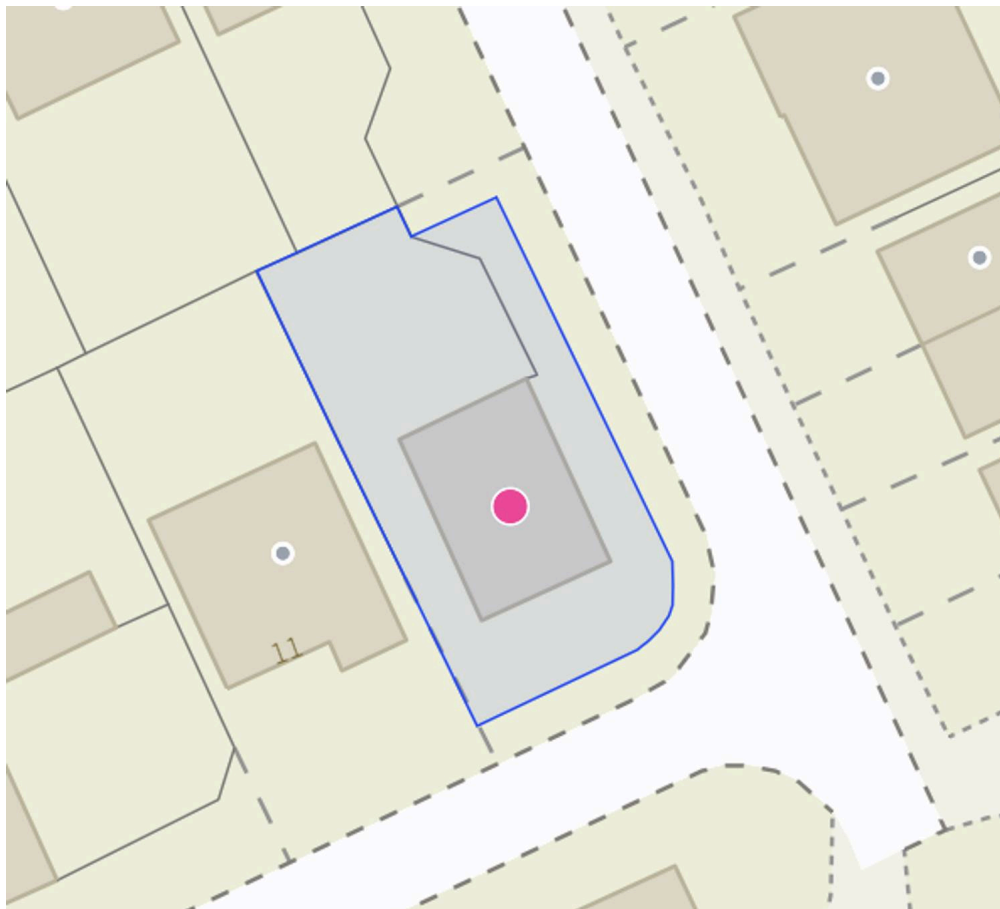


1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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