

£450,000

James Du Pavey  
INDEPENDENT ESTATE AGENTS



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## 5 REASONS WHY WE LOVE THIS HOUSE:

- 1 FOUR BED DETACHED NEW BUILD PROPERTY SET IN THE QUAIN T VILLAGE OF OAKHANGER
- 2 WITHIN A SHORT DRIVE TO ALSAGER AND CREWE BOTH OF WHICH OFFER A PLETHORA OF LOCAL SHOPS, SCHOOLS AND AMENITIES
- 3 IDEAL FOR TODAY'S EVER GROWING FAMILY WITH AMPLE LIVING ACCOMMODATION AND UPPER FLOOR BEDROOM SPACE
- 4 FANTASTIC FOR THOSE LOOKING TO COMMUTE WITH EASY ACCESS TO THE A500 AND M6 ROAD LINKS WHILST CREWE RAILWAY STATION OFFERS LINKS TO MAJOR CITIES ACROSS THE COUNTRY
- 5 BRIEFLY COMPRISING; ENTRANCE HALLWAY, W/C, LIVING ROOM, KITCHN/DINING ROOM, CONSERVATORY, FOUR DOUBLE BEDROOMS, FAMILY BATHROOM AND ONE EN-SUITE



EPC:

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YOU MIGHT HAVE DREAMT OF LIVING IN THE HAMPTONS, BUT THIS MIGHT JUST BE THE NEXT BEST THING! We're pleased to offer FOR SALE with the added benefit of no onward chain, this wonderful new build property on Old Butterson Lane in Oakhanger. An ideal purchase for today's ever growing family, the property offers versatile living space with ample upper floor accommodation. Located just a provides access to larger cities all across the country. The build has completed to a high standard throughout and in brief the layout comprises, to the ground floor; entrance hallway with stairs rising to the first floor and W/C off, living room with a set of uPVC double glazed French doors to the rear garden, kitchen/dining room where there is a range of fitted shaker style wall and base units with complimentary granite work surfaces and under counter remote controlled RGB lighting. Integrated appliances include a four ring electric hob, double electric oven, fridge/freezer, dishwasher and a wine cooler. The ground floor is complete by the conservatory to the rear aspect. To the first floor there are four double bedrooms, one being the master with en-suite shower room comprising; double shower cubicle, wash hand basin inset vanity unit and a low flush W/C. The first floor is complete by the family bathroom which has a four piece suite comprising; bath,

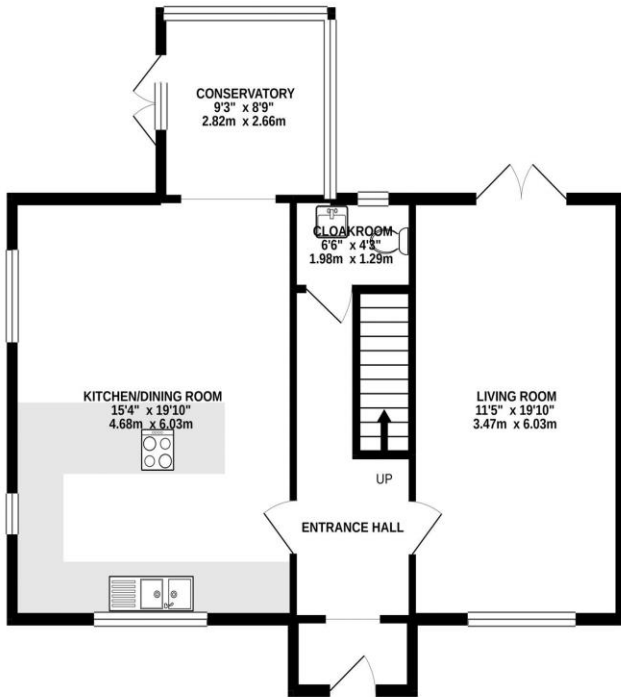
separate shower cubicle, wash hand basin inset vanity unit and a low flush W/C. Externally the property is not overlooked and there is off-road parking for multiple vehicles via the block paved driveway, there is a laid to lawn garden that sweeps from one side of the property around the rear with fenced boundaries. AN EARLY VIEWING IS CERTAINLY RECOMMENDED, CALL US TODAY ON 01270 445678 TO ARRANGE YOURS!

#### Directions

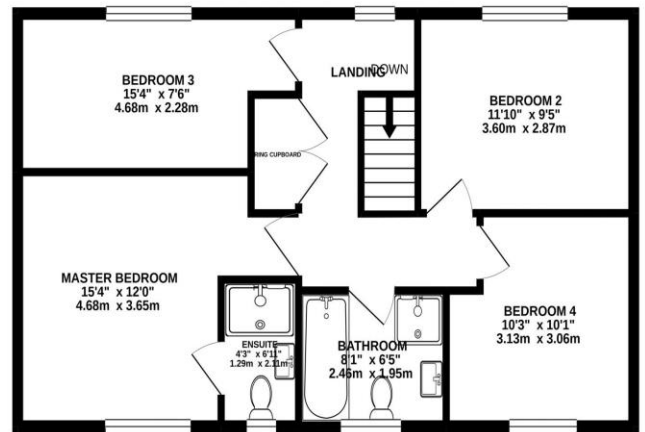
From our office on Pillory Street, follow the one way road onto Hospital Street. At the roundabout take the first exit and continue on Hospital Street. At the next roundabout take the second exit onto London Road. In 0.8 miles continue on Newcastle Road. In 0.4 miles take the third exit at the roundabout onto the A500. In 2.3 miles take the second exit at the roundabout and continue on the A500. In 1.2 miles take the second exit at the roundabout and continue on the A500. In 1.1 miles take the first exit at the roundabout onto Weston Road. In 0.8 miles take the second exit at the roundabout onto Old Park Road. In 0.8 miles turn right onto Barthomley Road. On 0.3 miles continue on Butterson Lane. In 1.5 miles turn left onto Nursery Lane and immediately turn left where the property will be on your right hand side.



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



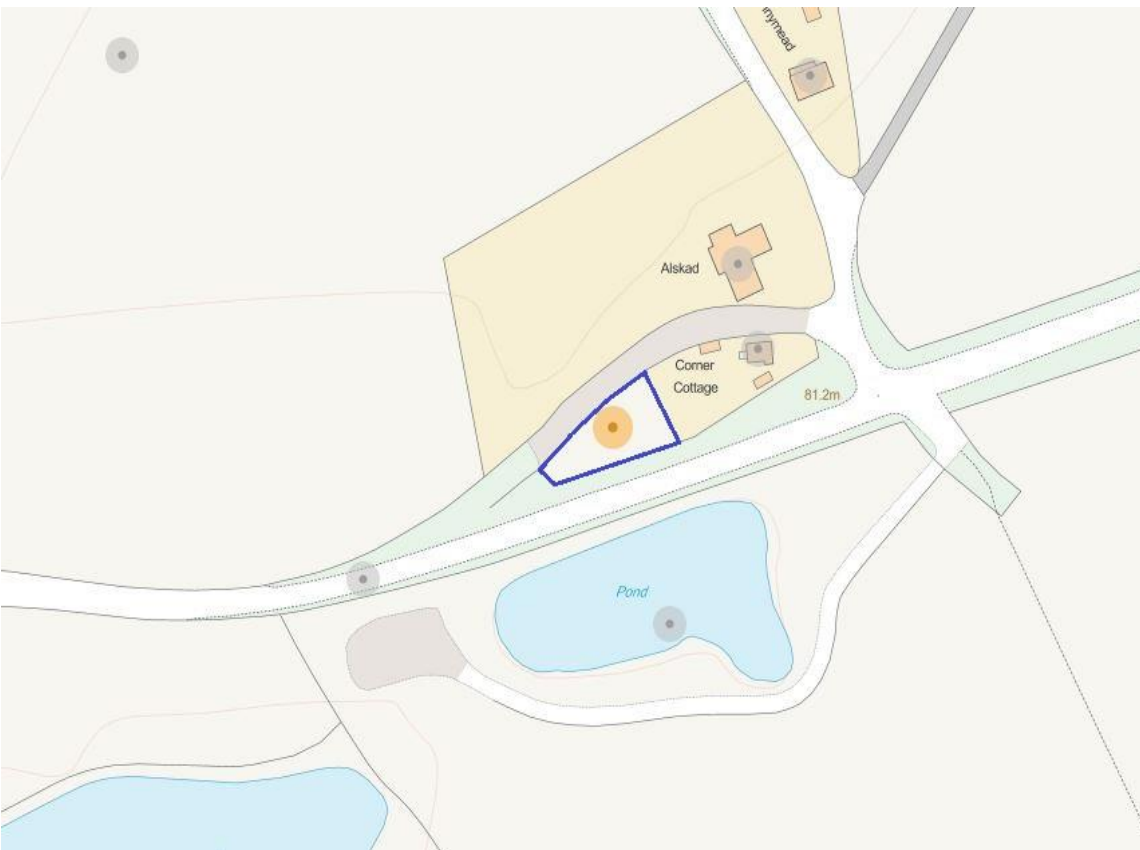
1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



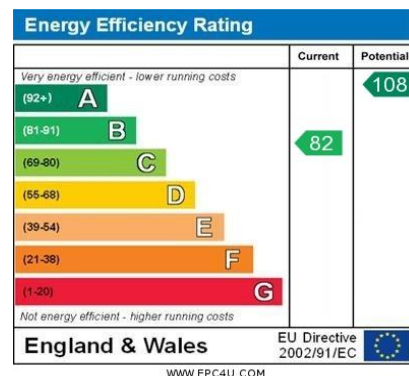
TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.

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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Tenure: Freehold



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#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

#### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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