



JASON SIMMONS POWERED BY **exp**™ **UK**

@ [jason.simmons@exp.uk.com](mailto:jason.simmons@exp.uk.com)

[jasonsimmmons.exp.uk.com](http://jasonsimmmons.exp.uk.com)

☎ 01477 500 303



## Nursery Close, Wistaston, Crewe

£340,000

🛏️ 4 🚿 3 🛋️ 3

- Four / Five bedroom detached home
- Large lounge & Spacious conservatory
- Master bedroom with En-suite and fitted wardrobes
- Downstairs bedroom (or study/playroom) with En-suite
- Large and enclosed rear garden
- Cul-de-sac location in Wistaston
- Well presented dining kitchen
- Two further double bedrooms and a single bedroom
- Driveway parking to front elevation
- Quote Ref: JS0070



Quote Ref: JS0070. A FANTASTIC FOUR/FIVE BEDROOM DETACHED HOME in a CUL-DE-SAC LOCATION in Wistaston, Crewe. To the ground floor briefly comprising; entrance hallway, downstairs toilet, LARGE LOUNGE with feature fireplace, large conservatory, well presented dining kitchen, DOWNSTAIRS BEDROOM (alternative use as office or play room) and a shower room. To the first floor are three double bedrooms (MASTER BEDROOM WITH EN-SUITE), a single bedroom and a well presented bathroom. Also, having DRIVEWAY PARKING, double glazing, central heating throughout and AN ENCLOSED REAR GARDEN with patio area laid to lawn. INTERNAL VIEWING HIGHLY RECOMMENDED to fully appreciate this property.









TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for descriptive purposes only and should be used as such for any prospective purchaser. The architect, surveyor and developer shall have no liability and no guarantee as to their accuracy or efficiency can be given.

Issue with Version 02/24



01/11/2024, 08:59 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
2 Nursery Close CREWE CW9 3JF	Energy rating <b>C</b>	Valid until 6 November 2034	Certificate number 2317-8871-6117-3427-1939
Property type Detached house	Total floor area 119 square metres		

**Rules on letting this property**

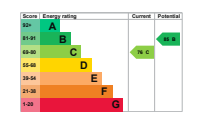
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-properties-minimum-energy-efficiency-standards-landlords-guidance).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/2317-8871-6117-3427-1939/print>

1/4

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.  
Registered company number is 12016573. VAT Registration Number is 327 4120 29