



45 Armistead Way, Cranage, CW4 8FE

£735,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



45 Armistead Way

Cranage

Immaculate 4-bed detached home in a private cul-de-sac with 3 receptions, garden room, double garage, landscaped south-facing gardens, and stunning Dane Valley views. Prime, exclusive setting.

Council Tax band: G

Tenure: Freehold

EPC Rating: C

- Located within a sought after development
- Situated in arguably one of the most enviable plots on this development
- Set back behind wrought iron gates to reveal ample off road parking
- Beautifully presented throughout and extremely well maintained
- Three reception rooms along with a garden room talking in the views
- Kitchen diner and utility room which gives internal access to the garage
- Four double bedrooms and two bathrooms, one being en-suite to the master bedroom
- Double garage with storage in the roof space above
- The most stunning of gardens, extended plot, overlooking the Dane Meadow



45 Armistead Way

Cranage

This beautifully presented four bedroom detached house occupies one of the most enviable plots within a highly sought after development, set well back in a peaceful cul-de-sac off Armistead Way behind elegant black wrought iron gates.

Immaculately maintained throughout, the property offers generous and versatile living accommodation, including three spacious reception rooms and a garden room that takes full advantage of the stunning views. The kitchen diner is well-appointed and flows seamlessly into a practical utility room, which provides internal access to the double garage (with additional storage available in the roof space above). Upstairs, there are four double bedrooms and two bathrooms, including a stylish en-suite to the master bedroom. Each room is thoughtfully arranged to maximise space and natural light, creating a welcoming and comfortable atmosphere for family living.



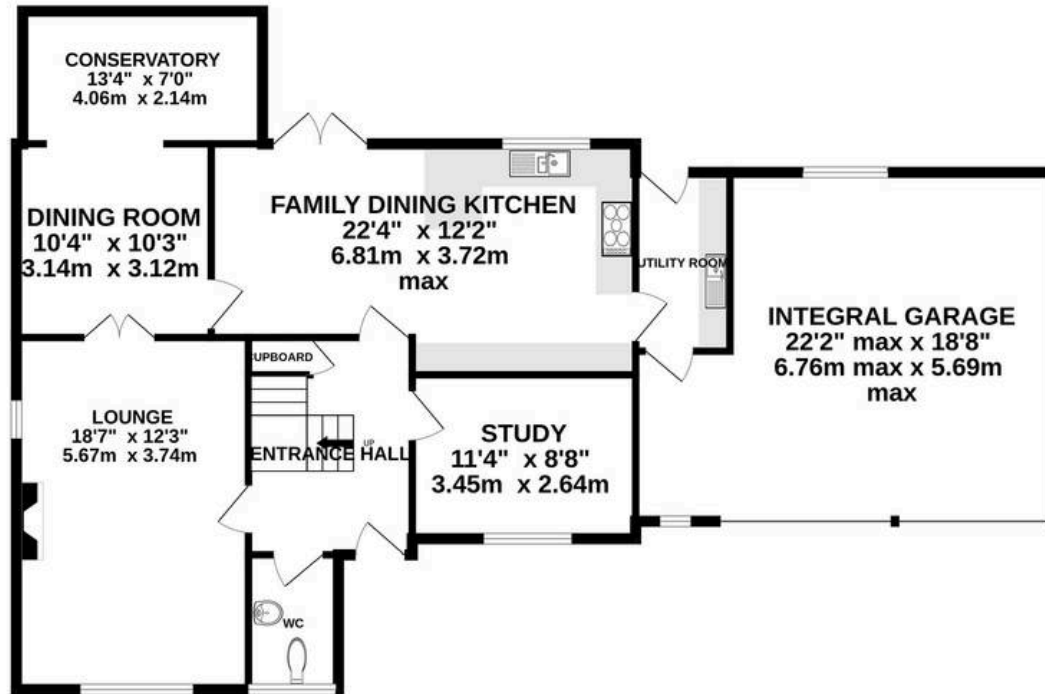
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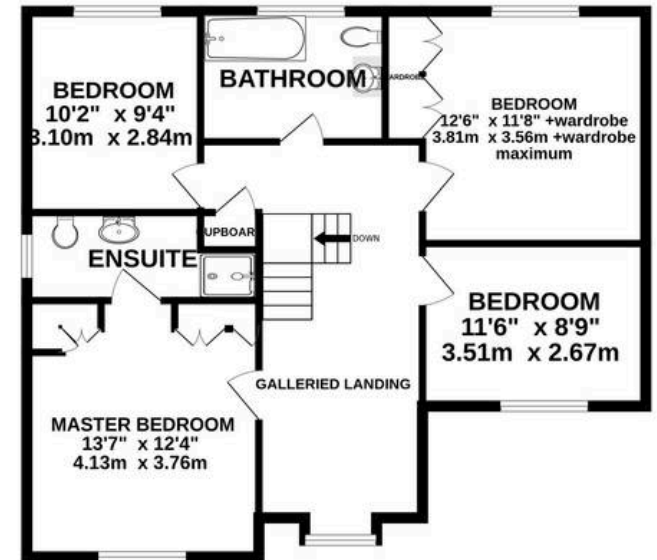
The outside space is truly exceptional, featuring an extended plot with meticulously landscaped gardens that wrap around the property, offering a delightful setting for entertaining or relaxation. The south to south westerly aspect ensures the garden enjoys plenty of sunlight throughout the day, while mature planting and established borders provide privacy and year-round interest. The grounds overlook the picturesque Dane Valley beyond, creating a tranquil backdrop that is rarely found in such a convenient location. The impressive approach and private setting enhance the sense of exclusivity, and there is ample driveway parking in addition to the double garage. This outstanding property combines impressive internal accommodation with one of the most attractive and private gardens in the area, making it a rare opportunity for discerning buyers seeking a home of distinction in a prime location.



GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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