



24 St. Johns Way  
Cheshire  
CW8 2LX

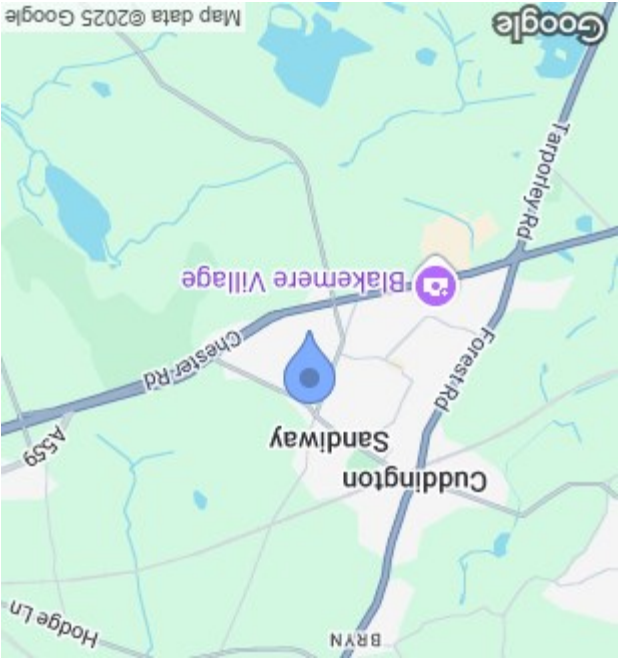
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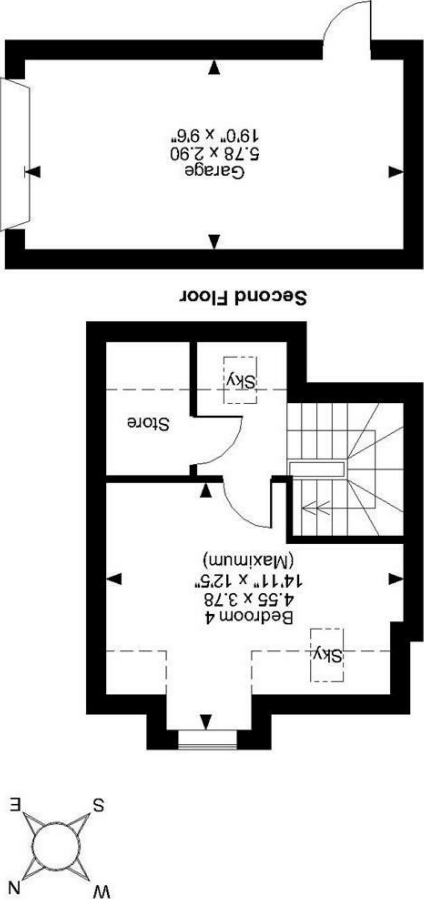
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Asking Price  
£340,000



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
	A	(92 plus)
Very energy efficient - lower running costs		
Potential	Current	
	73	85



**St John's Way, Sandiway**  
Approximate Gross Internal Area  
Main House = 1023 Sq Ft/95 Sq M  
Garage = 180 Sq Ft/17 Sq M  
Total = 1203 Sq Ft/112 Sq M

**Ground Floor**  
Lounge 5.79 x 4.53  
Dining Area 19'0" x 14'10"  
Kitchen 3.16 x 2.40 (Maximum)  
Hall  
Bathroom  
F/P

**First Floor**  
Bedroom 1 11.6" x 10.6"  
Bedroom 2 10.4" x 8.10" (Maximum)  
Bedroom 3 10.4" x 8.10" (Maximum)  
Bedroom 4 14.1" x 12.5" (Maximum)  
Bath  
Store  
Sky

**Garage** 19'0" x 9'6"

The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
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We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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Tasteful two-toned walls in the hallway hint at the attention to detail that features throughout and continues into a superb open plan arrangement of reception rooms that make it effortlessly easy to relax and spend time together in style. With an expanse of sleek anthracite bi-fold doors allowing daily life to filter seamlessly out into the landscaped gardens, the exceptional living room has the focal point of a central fireplace, while a trio of perfectly placed pendants illuminates the ideal spot for an extensive table in the dining room.

Equally impressive, the exemplary kitchen is both stylish and functional. Smart handleless cabinets and quartz countertops house a notable array of quality integrated appliances that includes a Neff induction hob, AEG self cleaning oven, dishwasher, Miele fridge freezer and washing machine. An under-mounted sink complements the streamlined feel and brass coloured fittings and textured tiles are considered finishing touches. A ground floor cloakroom is an added bonus for any busy household or guests.

Explore upstairs and you will notice pops of colour giving a cohesive feel to four outstanding bedrooms. A first floor main bedroom has the luxury of an en suite shower room, while across the landing a notably generous single room is currently a fantastic home office. To its side a further double bedroom echoes the two-tone design of the ground floor and with its feature 'planet' wall lights and star decal is somewhere that younger members of your family will fall in love with. Together they share a modern family bathroom.

Perfect for teenagers longing for their own sense of privacy, the top floor of this Sandiway home is somewhere that instantly makes your shoulders relax. Generating plenty of flexibility to be a study, TV or play room, the double bedroom continues the aesthetics that flow fluidly throughout, and whilst the dormer window provides the perfect spot for a desk or dressing table, a hatch to the loft gives access to handy potential storage. With a gorgeous amount of light filtering in via a timber framed Velux window, the landing has space for a seating area and opens into a walk-in store room.

Creating an easy flowing extension of the house, the bi-fold doors of the living room pull back and entice you to explore beautifully landscaped gardens with a secret garden twist. Prompting a Mediterranean feel, the main landscaped garden is a wonderfully relaxing space to impress friends with your al fresco culinary skills. Framed beds of low level trees and grass, pepper the secluded dimensions giving height and interest through the seasons, while tall trellis panels subtly delineate the rear boundary, a gate gives access to a large communal lawned area that gives children plenty of chance to play.

At the front of the property a semi-detached garage and brick paved driveway supply off-road parking, while the location is prized for highly regarded local schools, golf club and historic 18th century pub.

