



Martree Court, Elworth, Sandbach CW11

£700,000

MICHELLE KILLORAN

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## Martree Court, Elworth, Sandbach CW11

Ref: MK1075103 Martree Court offers the perfect family home with plenty of space for both adults and children to enjoy, as well as a wonderful environment for your four-legged friends. This spacious development is located in a peaceful, family-friendly area with easy access to parks, walking trails, and local amenities, making it ideal for outdoor adventures with your dog. The property features open, light-filled living areas, secure gardens, and plenty of room for everyone to relax. With excellent local schools and a welcoming community, Martree Court is the perfect place for families who love to explore, grow, and create lasting memories together.





## Entrance Court

As you turn into Martree Court, you will be greeted by an electric gated entrance and a walk-through entrance.

## Entrance Hall - Ground Floor

1.79m x 4.04m (5'10" x 13'3")

## Family Lounge

5.21m x 4.37m (17'1" x 14'4")







## Kitchen/Diner

7.75m x 3.56m (25'5" x 11'8")

## Hall - Lower Level

## Play Room / Cinema Room / Work space

3.3m x 3.25m (10'9" x 10'7")

## Utility Room

2.36m x 1.75m (7'8" x 5'8")

## WC

1.21m x 0.76m (3'11" x 2'5")

## Landing - First Floor

## Bedroom Two

4.29m x 3.56m (14'0" x 11'8")

## Bedroom Three

3.76m x 3.53m (12'4" x 11'6")

## Bedroom Four

3.4m x 3.05m (11'1" x 10'0")

Storage cupboard under the stairs.







## Family Bathroom

3.98m x 2.31m (13'0" x 7'6")

## Master Suite - Upper floor

Eaves Storage

## Master bedroom

5.87m x 4.29m (19'3" x 14'0")



## Shower Room

2.96m x 1.86m (9'8" x 6'1")

Wet Room.

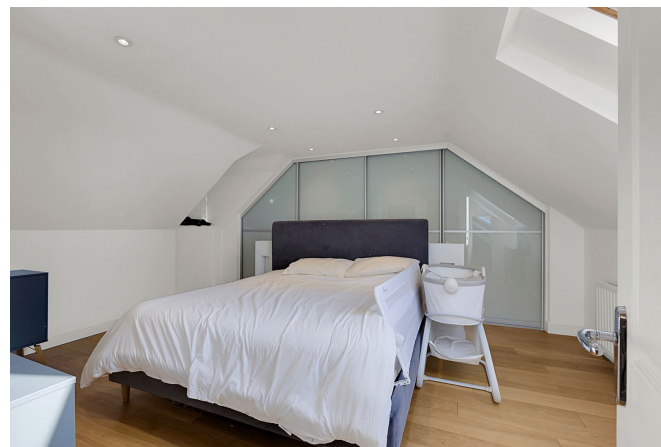
## Rear Enclosed Garden

## Double Garage with a gym area.

8.31m x 5.69m (27'3" x 18'8")

With a gym area at the back, electric up-and-over doors, and an integral door through to the lower-level hallway.









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