



**Lawnhurst Close, Sandbach, CW11**  
Sandbach

**£435,000**

**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 2**

If you are looking for a family home where you can walk to school, head out on traffic-free bike rides and still nip into town for coffee or dinner, this house works beautifully.

From the moment you step into the entrance hall, it feels like a house that has been designed for real life. There is space to kick off shoes, hang coats and tuck the Hoover and school bags away in the built-in storage, so the hallway stays calm instead of cluttered. The guest WC is tucked neatly off the hall, which is always helpful when you have visitors or small children.

To the front, the lounge is a comfortable place to curl up at the end of the day. The room opens through to the kitchen and dining space, which means you can still chat with friends or keep an eye on homework while you get tea sorted. The kitchen and dining room are big enough for a family table and for spreading out birthday buffets or Christmas dinners without feeling squeezed.

The separate playroom gives you that extra living space that makes family life easier. It works just as well as a gaming room, snug or teen den, so the layout will grow with your children rather than you outgrowing the house in a few years.





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Upstairs, there are four proper double bedrooms, so nobody has to be in the box room, and there is still space for desks or toys. Two modern bathrooms mean busy mornings run more smoothly, and guests can stay without feeling like everyone is queuing for the shower.





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The garage is currently split into two zones, with one part used for storage and the other set up as an office. If you work from home, it gives you a separate space away from the main house, and if you simply want a hobby room or home gym, it is ready to adapt. Out front, the driveway can take around three to four cars, so parking is rarely an issue even when friends and family visit.

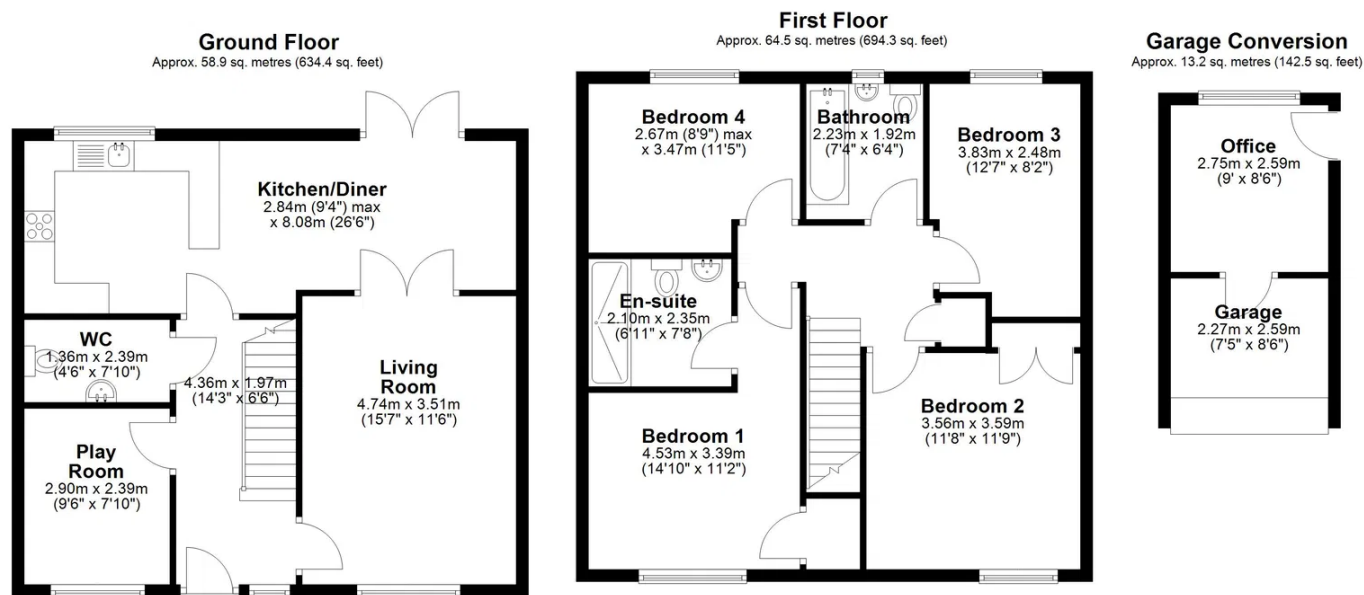
Location is a real strength here. From the cul-de-sac, you can be on the Salt Line Way and Wheelock Rail Trail in a short walk, giving you traffic-free routes through woodland and farmland that are ideal for dog walks, family bike rides and teaching little ones to cycle with confidence. These linked trails follow former railway lines, are largely flat and well surfaced, and form part of a wider route that connects with the Trent and Mersey Canal. They are popular with walkers, cyclists and riders of all ages and make it easy to enjoy fresh air close to home.

Wheelock Primary School is within walking distance, which makes the school run much simpler and means older children can gradually gain some independence. For weekend treats, you have Barchetta at Wheelock Wharf close by, a friendly canalside restaurant that serves Italian and Mediterranean-inspired food with views over the water. It is perfect for relaxed family meals, date nights or celebratory dinners.

A short drive takes you to Bar 918 at Malkins Bank, set at the golf club with views over the course, modern interiors and a welcoming atmosphere. They offer food, drinks and family-friendly events, and it is a lovely choice for Sunday lunch or a coffee after a walk.

For sport and clubs, Sandbach United Football Club and Sandbach Cricket Club are both within easy reach. They are busy community clubs with strong junior sections, so there are plenty of chances for children to join teams, make friends and burn off some energy. Sandbach itself has a thriving rugby club, along with many other activities for all ages, so there is always something going on.

Sandbach town centre is also close enough to enjoy



Total area: approx. 136.7 sq. metres (1471.2 sq. feet)