

Lewis
King



Pipers Hollow, Sandbach, CW11 1TQ

Offers in the region of £575,000



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Pipers Hollow

Sandbach, CW11 1TQ

- Large Executive Family Home
- Integral Double Garage
- Superb Location
- Catchment for Superb Schools
- Five Double Bedrooms
- Large Garden
- Excellent Commuter Links
- Immaculately Presented Throughout

Lewis King are pleased to introduce you to this immaculately presented and hugely spacious family home on the prestigious Pipers Hollow, found on the outskirts of Sandbach town centre and only minutes away from open countryside plus easy access to junction 17 of the M6 motorway.

As you will see yourself from the pictures or a walk around the property, this gorgeous home has been extremely well cared for by the current owners who having owned it from new in 2017 have also enhanced the property by ensuring it comes with all the upgrades you could think of. From upgraded kitchen and bathrooms to include things like a 6 burner hob, larger and higher quality tiles in the bathrooms, upgraded sanitary ware and flooring, to the smaller things such as better doors and handles, upgraded external lights and power sockets, TV sockets in all rooms, wrap-around patio to access the garden from both sides of the house, and a personnel door to access the garage from the hallway so you don't have to go outside to enter it.

Everything has been done with the sole purpose of being able to boast an exceptional quality of living and ensure that any new owner won't have to lift a finger other than to put the kettle on before they sit back and relax in your new home!



The Accommodation

The External

The Location

Ground Floor

Lounge

12'9" x 17'0" (3.9 x 5.2)

Kitchen/Diner

18'8" x 12'5" (5.7 x 3.8)

Utility Room

5'10" x 5'2" (1.8 x 1.6)

Snug

10'2" x 10'5" (3.1 x 3.2)

Double Garage

17'0" x 16'8" (5.2 x 5.1)

First Floor

Master Bedroom

12'9" x 12'5" (3.9 x 3.8)

En-suite

3'11" x 11'5" (1.2 x 3.5)

Bedroom Two

11'9" x 12'5" (3.6 x 3.8)





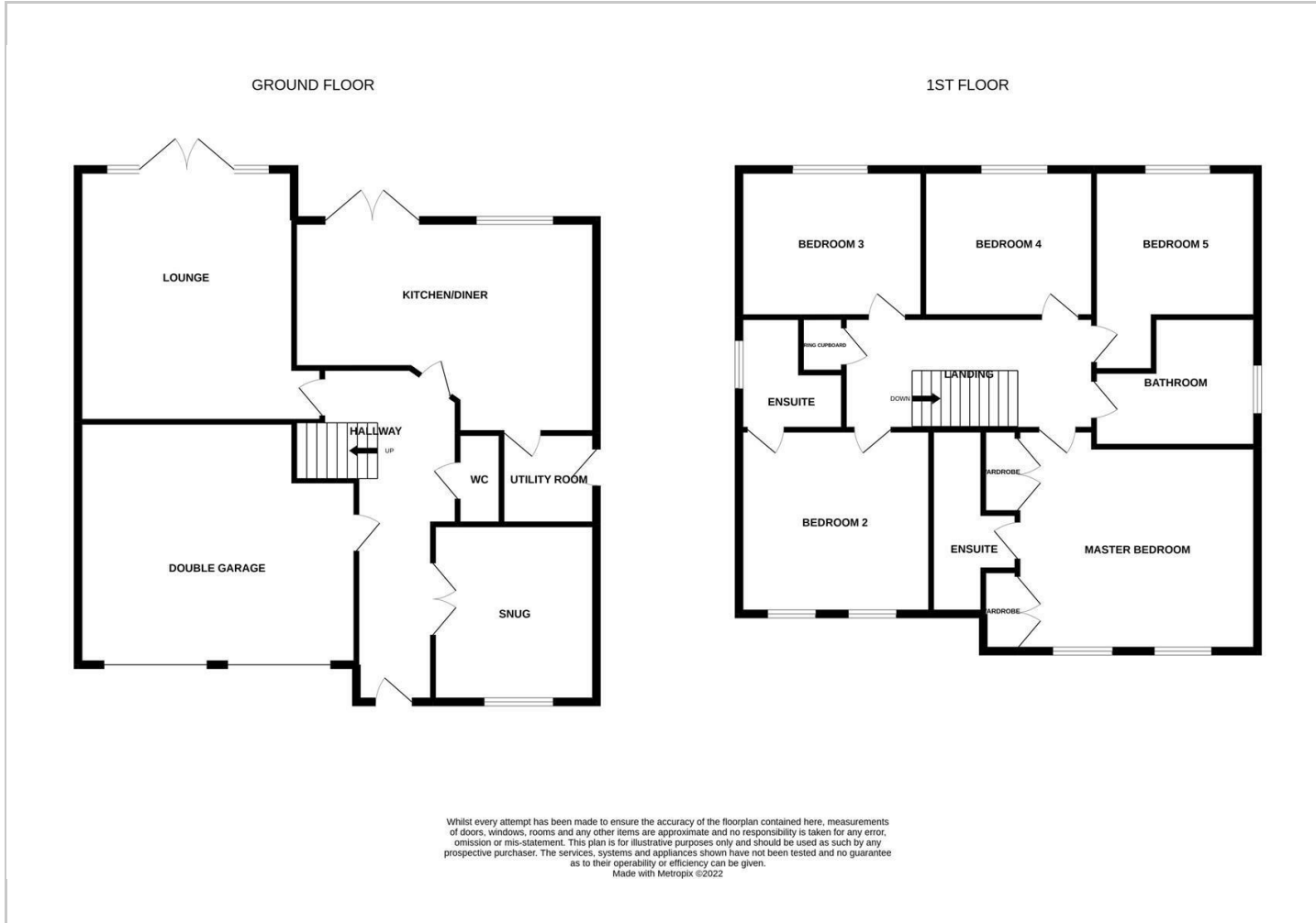
En-suite	6'2" x 6'6" (1.9 x 2)
Bedroom Three	11'1" x 8'10" (3.4 x 2.7)
Bedroom Four	10'9" x 8'10" (3.3 x 2.7)
Bedroom Five	9'6" x 12'5" (2.9 x 3.8)
Family Bathroom	9'2" x 6'6" (2.8 x 2)

Directions





Floor Plans

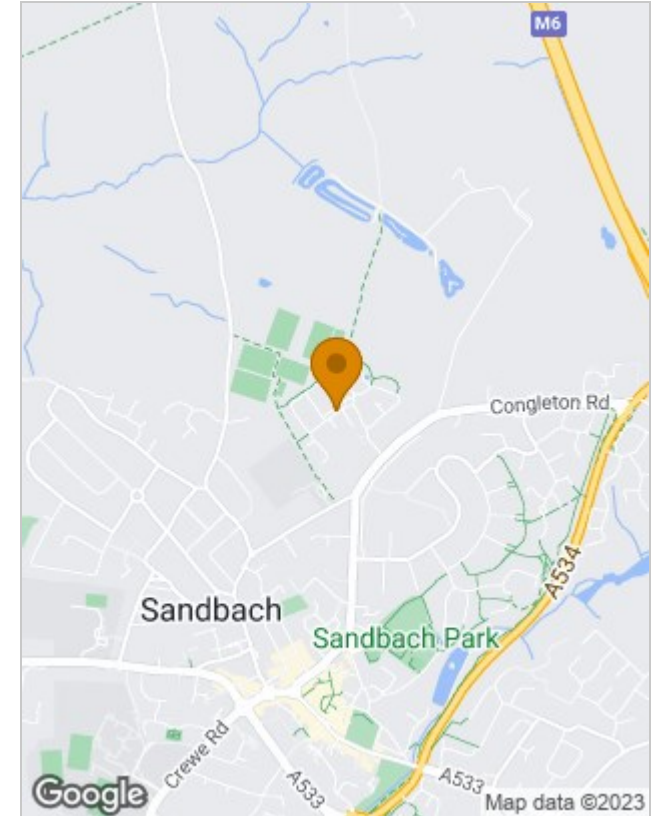


Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

