

Lewis
King



Heron Way, Sandbach, CW11 3AU

Offers in the region of £312,500





Heron Way

Sandbach, CW11 3AU

- Detached Family Home
- Two Bathrooms
- Large Rear Garden
- Recently Re-treated Roof
- Freehold Property
- Newly Updated Kitchen
- Four Spacious Bedrooms
- Close to Train Station
- No Onward Chain

With an outlook to the front over a canal and open fields beyond, this detached family home is a superb find and offers a fantastic amount of living space, sizeable bedrooms, and a huge rear garden!

Having been updated by the current owners with such improvements as a new kitchen less than a year ago and a new electric and insulated roller garage door, rest assured that there is nothing a new owner would have to do other than sit down and relax in their new home!

Entered via a large and inviting hallway, there is access off to a downstairs WC and internal access to the garage for convenience. The large Lounge has enough space for the largest of furniture and has double doors leading through to a huge Kitchen/Diner. The Kitchen/Diner enjoys range of new wall and base units with integrated Zanussi dishwasher and fridge/freezer, plus Samsung fan oven, combi-microwave, 4 ring gas hobs, and extractor fan overhead. From here there is then access off to the garden via a set of French doors, and a separate Utility Room with space and plumbing for a washing machine and dryer.

On the first floor the Master Bedroom enjoys access off to a large Shower Room En-suite and has built in sliding door wardrobes, while both the second and third Bedrooms are spacious double bedrooms as well. The fourth bedroom is a large single bedroom or would make excellent use as an office or nursery. The accommodation is then completed by a three-piece suite Family Bathroom.

Externally the property has off-road parking for two vehicles plus the integral single garage at the front of the property, while to the rear there is a large garden with plenty of space to the side of the property as well which can be used for bin storage or for a garden shed. The property is found opposite a canal and a short distance from Sandbach train station, plus a short drive from the town centre.

To arrange a viewing or for more information please call Lewis King at your earliest convenience!



Ground Floor

Lounge

11'5" x 14'5" (3.5 x 4.4)

Kitchen/Diner

23'3" x 9'10" (7.1 x 3)

Utility Room

7'10" x 5'6" (2.4 x 1.7)

Garage

7'10" x 16'8" (2.4 x 5.1)

First Floor

Bedroom One

11'5" x 13'9" (3.5 x 4.2)

En-suite

6'10" x 6'10" (2.1 x 2.1)

Bedroom Two

8'2" x 13'9" (2.5 x 4.2)

Bedroom Three

7'10" x 10'9" (2.4 x 3.3)

Bedroom Four

7'6" x 10'9" (2.3 x 3.3)

Family Bathroom

7'6" x 7'6" (2.3 x 2.3)



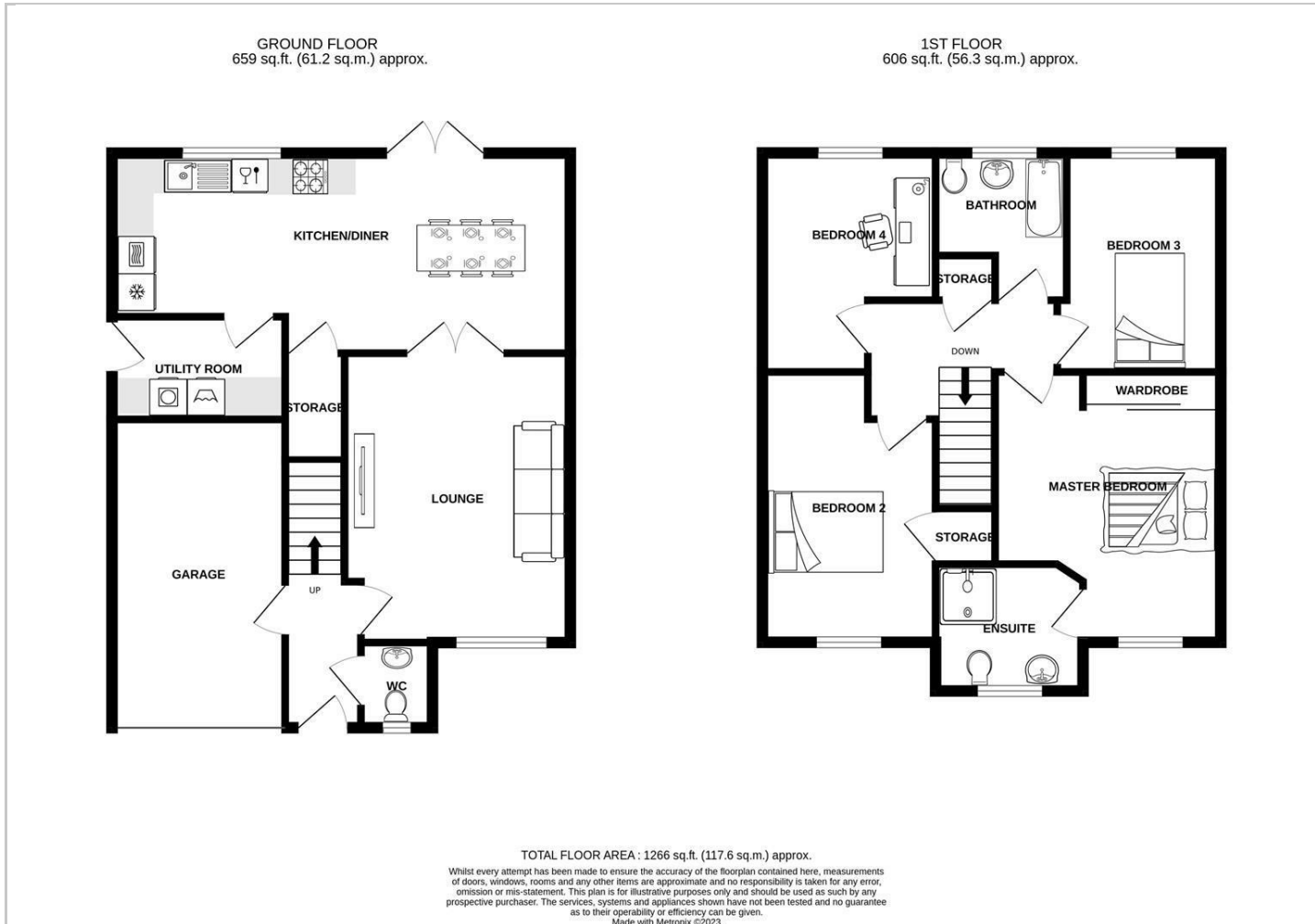


Directions





Floor Plans

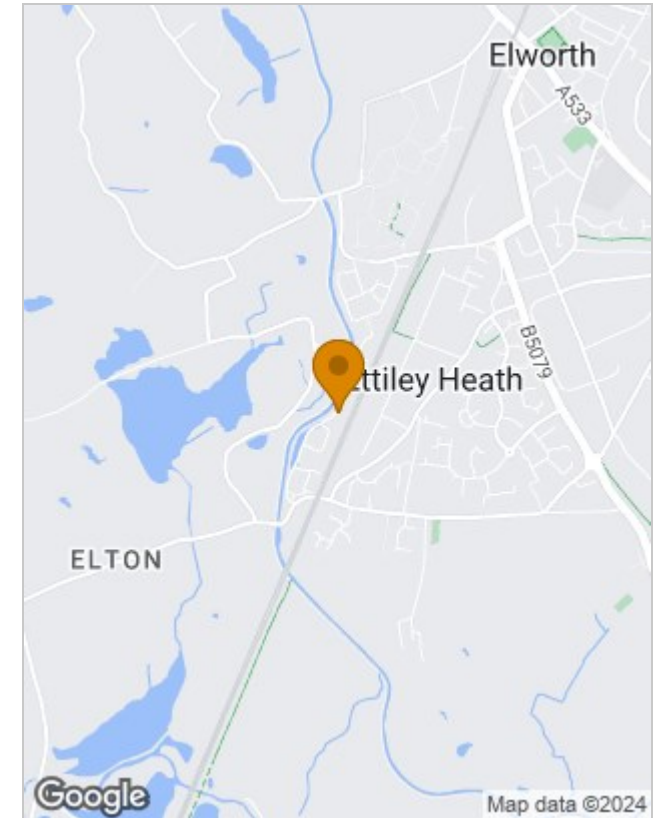


Viewing

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

