

Lewis  
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Mallard Place, Sandbach, CW11 3AW

£280,000



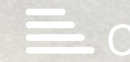
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£280,000

# Mallard Place

Sandbach, CW11 3AW

- Freehold Home
- Two Bathrooms plus Ground Floor WC
- Large Garden
- Council Tax Band D
- EV Car Charger Included
- Converted Garage to Create Extra Reception Room
- Walk-in Wardrobe off Master Bedroom
- Three Double Bedrooms
- Easy Access to Sandbach Train Station

Well-presented and found on a quiet and family-friendly estate, this spacious detached home offers superb accommodation plus a large yet private rear garden and boasts an additional reception room on the ground floor following a conversion of the original garage which could also double as an extra bedroom if required.

Built in 2013 by Bellway Homes to their Lansdowne specification, this home also benefits from the added advantage of having the Freehold purchased by the current owners and is sure to be popular, so early viewing comes highly recommended!



## Ground Floor

**Lounge** 9'2" x 15'1" (2.8 x 4.6)

**Kitchen/Diner** 20'11" x 8'6" (6.4 x 2.6)

**Utility Room** 7'2" x 5'2" (2.2 x 1.6)

**Family Room** 8'2" x 16'4" (2.5 x 5)

## First Floor

**Master Bedroom** 11'1" x 12'9" (3.4 x 3.9)

**En-suite** 4'11" x 7'6" (1.5 x 2.3)

**Bedroom Two** 9'2" x 11'9" (2.8 x 3.6)

**Bedroom Three** 8'6" x 11'9" (2.6 x 3.6)

**Bathroom** 6'6" x 7'6" (2 x 2.3)



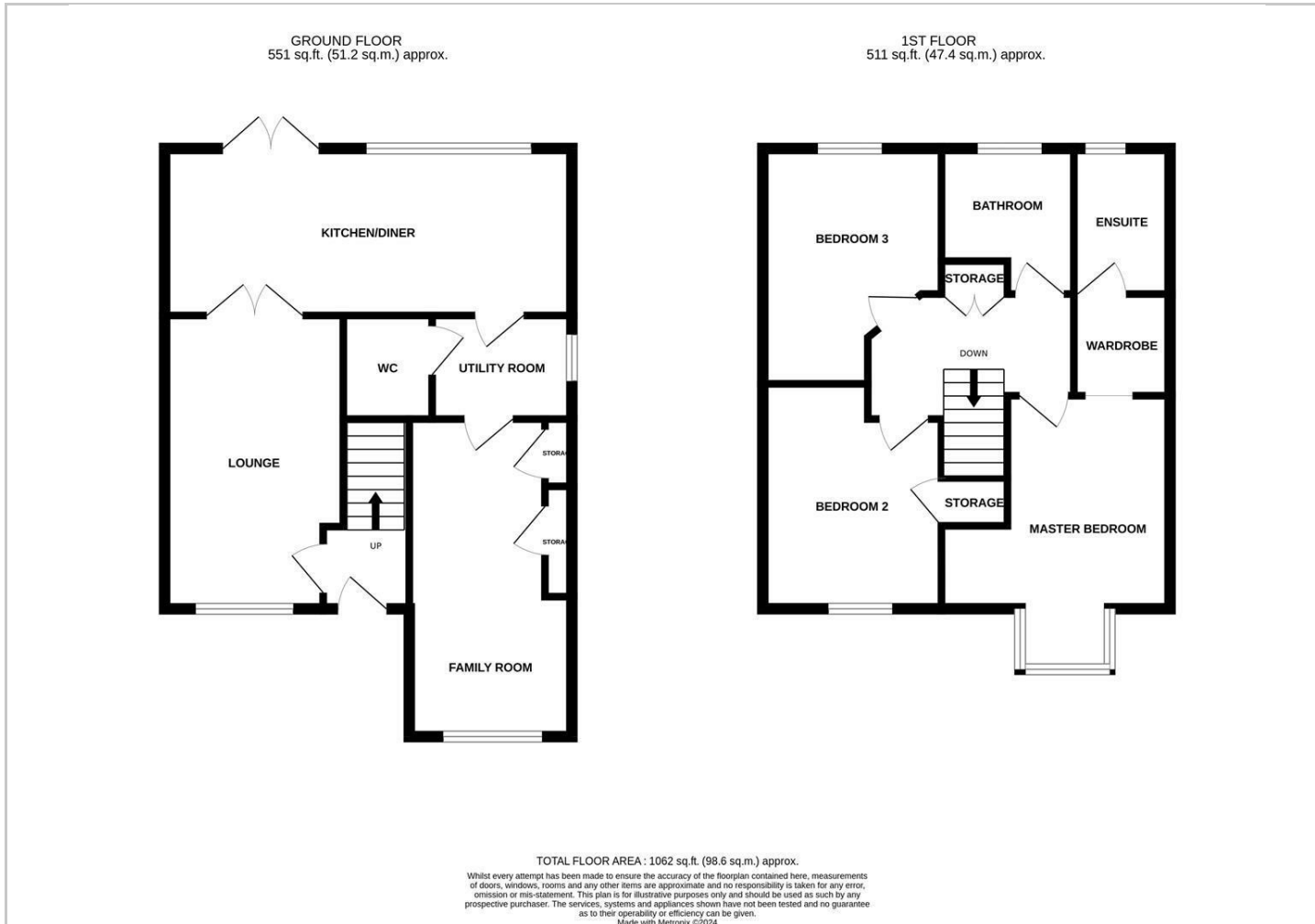
Directions



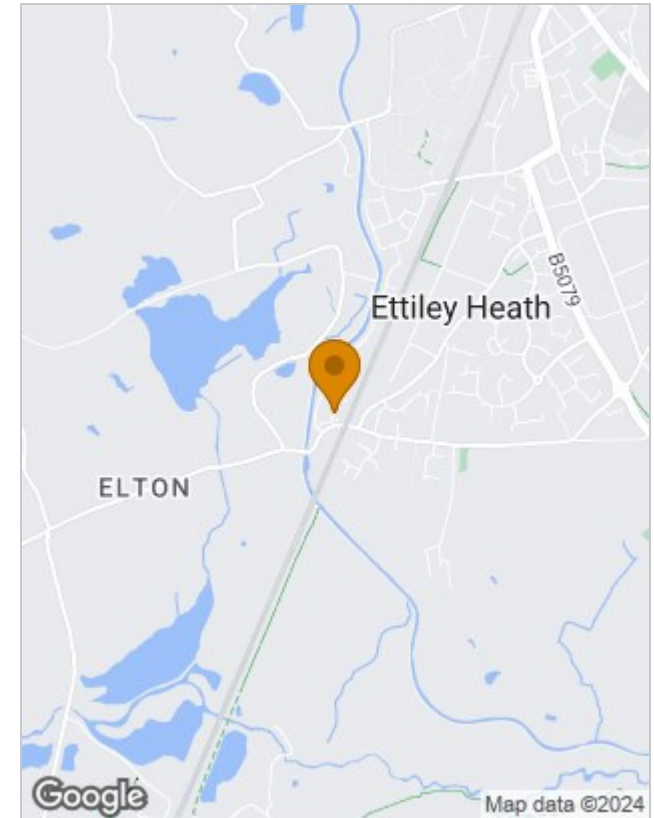




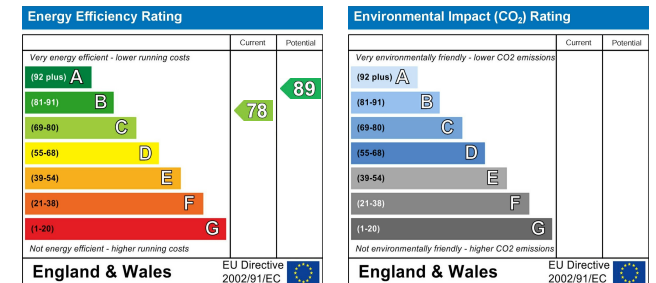
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.