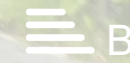


Lewis  
King



Pipers Hollow, Sandbach, CW11 1TQ

£475,000









£475,000

# Pipers Hollow

Sandbach, CW11 1TQ

- Four Double Bedrooms
- Town Centre Location
- Large Landscaped Rear Garden
- Council Tax Band E
- Freehold Home
- Two En-suite's and Family Bathroom
- Easy Access to M6 Motorway
- Huge Kitchen/Family Room
- Corner Plot

Found on the exclusive Pipers Hollow, this well-appointed and spacious family home boasts a large garden, plentiful accommodation, three bathrooms, and is only a short walk to both Sandbach town centre and open countryside behind the estate, plus offers easy access to the M6 motorway.

On the ground floor the property is entered via a large and bright Entrance Hall leading off to a ground floor WC, large bay-fronted Lounge, and a huge open plan Kitchen/Family Room. The Kitchen benefits from French doors opening out onto the landscaped garden, integrated AEG appliances including a fridge/freezer, dishwasher, double oven, and 5 burner gas hobs. There is also a separate Utility Room with space and plumbing for a washing machine and dryer, worktop space and another door out to the garden.

To the first floor there is a huge master Bedroom with two built-in wardrobes and access off to a shower room En-suite, plus there are three other large double bedrooms where the second bedroom also enjoys a built in storage cupboard and a second En-suite Shower Room. The accommodation is completed by a three-piece suite family bathroom with floor to ceiling splash back tiles and shower over the bath.

Externally the property dominates a corner-plot and therefore has extensive gardens to the front, side, and rear. The rear garden has been landscaped to create a stunning raised patio seating area plus a large laid to lawn garden with multiple railway sleeper raised flower beds offering some lovely colour. There is also off-road parking to the front for at least two vehicles, and being tucked away at the bottom of the estate there is also ample space around for visitors to park close to the property.

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



## Ground Floor

Lounge	11'3 x 19'4 (3.43m x 5.89m)
Kitchen	20'9 x 12'8 (6.32m x 3.86m)
Utility Room	5'8 x 10'10 (1.73m x 3.30m)
WC	2'9 x 5'6 (0.84m x 1.68m)

## First Floor

Master Bedroom	11'6 x 15'4 (3.51m x 4.67m)
En-suite	6'6 x 5'10 (1.98m x 1.78m)
Bedroom Two	12'5 x 13'2 (3.78m x 4.01m)
En-suite	7'4 x 4'5 (2.24m x 1.35m)
Bedroom Three	10'5 x 10'9 (3.18m x 3.28m)
Bedroom Four	10'5 x 9'1 (3.18m x 2.77m)
Family Bathroom	6'3 x 10'5 (1.91m x 3.18m)



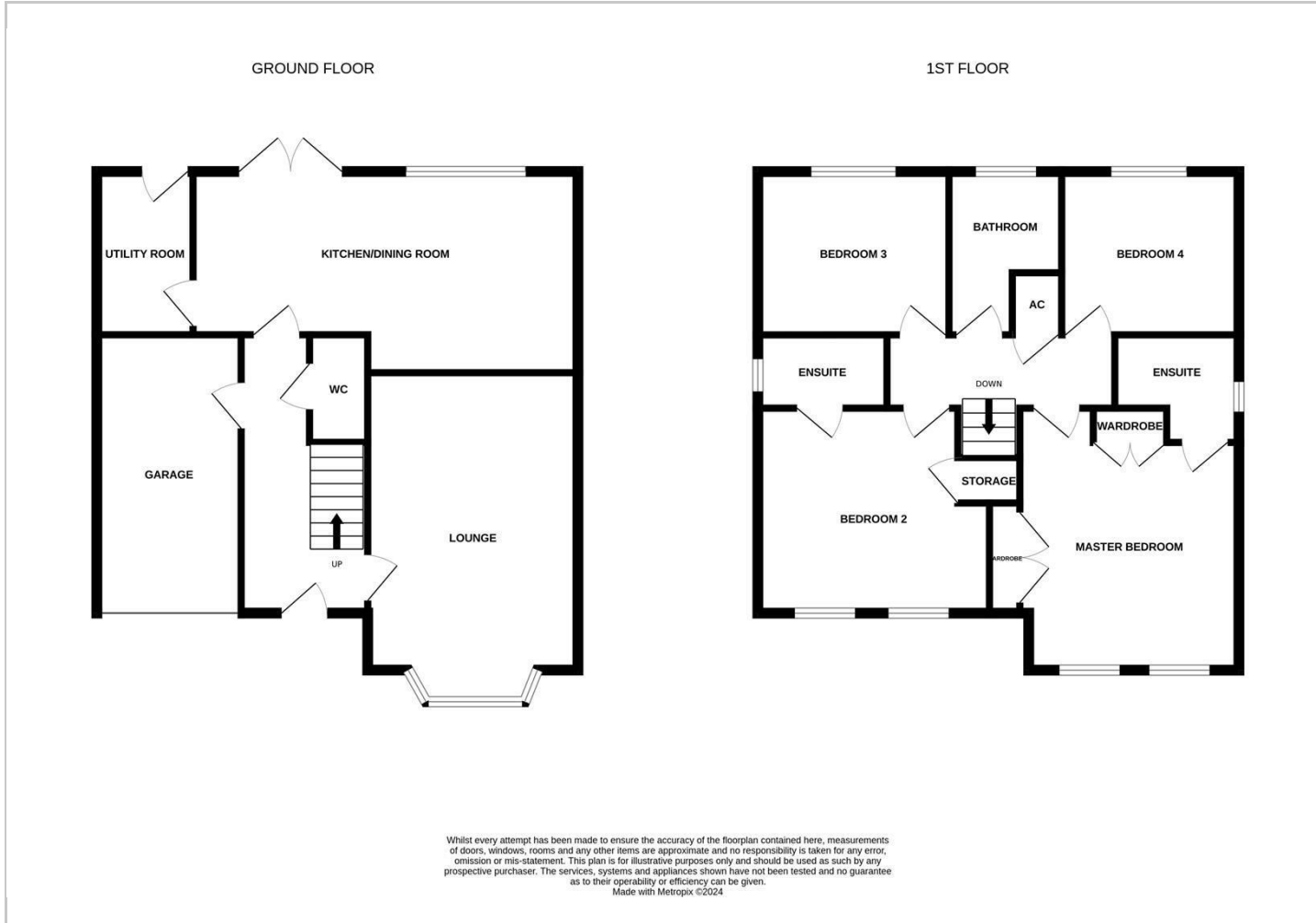
**Directions**







## Floor Plans

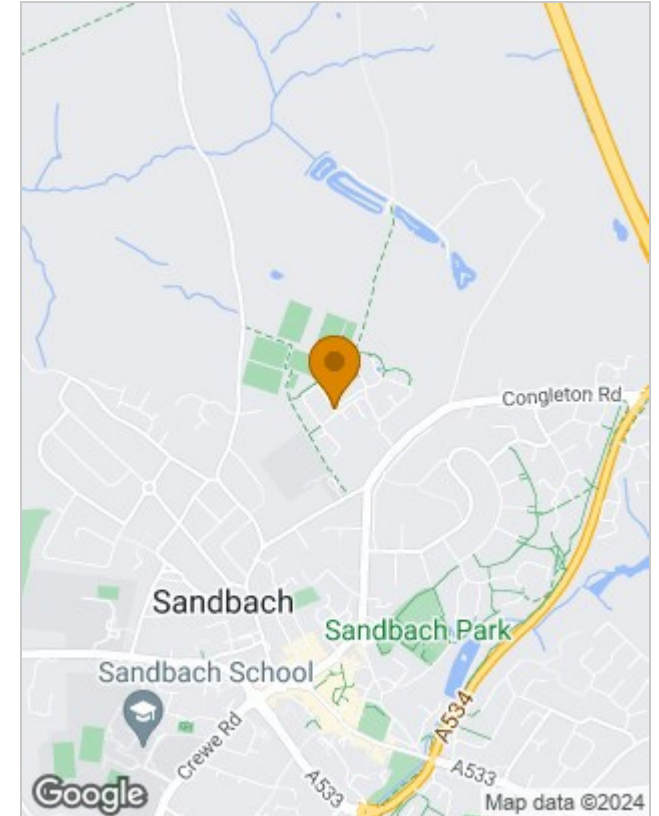


## Viewing

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

