

Lewis  
King



Arley Walk, Sandbach, CW11 3ZN

£325,000



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£325,000

# Arley Walk

Sandbach, CW11 3ZN

- Large Detached Family Home
- Three Spacious Bedrooms
- Three Reception Rooms
- Council Tax Band D
- South-Facing Garden
- Two Bathrooms Plus WC
- Quiet and Family-Friendly Location

An impressively spacious home and found on a quiet and family-friendly cul-de-sac, this property also boasts three reception rooms having had the garage converted, three large bedrooms, two bathrooms including an en-suite from the master bedroom, and a huge south-facing garden. Perfect for a growing family, this home must be viewed to appreciate the size and quality of the accommodation on offer!

Located a short distance from the town centre in the popular Ettiley Heath estate, this home is in the catchment area for a few primary schools and both popular Sandbach secondary schools, plus enjoys access to the estates own park and open green spaces making it perfect for anyone with children.

On the ground floor the accommodation briefly comprises; a separate entrance hall with access off to a WC, a spacious dining/family room enhanced with built-in understairs storage units, a large lounge with French doors leading out to the garden, a playroom/home office in the converted garage, and finally a modern kitchen complete with integrated dishwasher and recently installed Smeg rangemaster cooker.

On the first floor the master bedroom boasts two sets of fitted wardrobes and a three-piece suite shower room en-suite, plus the second and third bedrooms also come with built-in storage cupboards of their own ensuring there is plenty of storage to go around! The accommodation is completed by a three-piece suite family bathroom with splash back tiles and a heated towel rail.

Externally there is off road-parking at the front of the property for two vehicles plus a lawn garden with flower bed borders. While to the rear there is a spacious patio seating area leading to a raised lawn garden with additional seating area to the rear of the plot, perfect for enjoying the day long sunshine provided by the south-facing aspect.

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



## Ground Floor

Lounge

11'1" x 15'1" (3.4 x 4.6)

Family Room/Dining Room

9'6" x 11'9" (2.9 x 3.6)

Kitchen

8'10" x 11'9" (2.7 x 3.6)

Playroom/Office

7'6" x 16'4" (2.3 x 5)

## First Floor

Bedroom One

15'8" x 11'1" (4.8 x 3.4)

En-suite

4'11" x 6'10" (1.5 x 2.1)

Bedroom Two

8'2" x 12'5" (2.5 x 3.8)

Bedroom Three

8'10" x 9'10" (2.7 x 3)

Bathroom

5'6" x 6'10" (1.7 x 2.1)



Directions

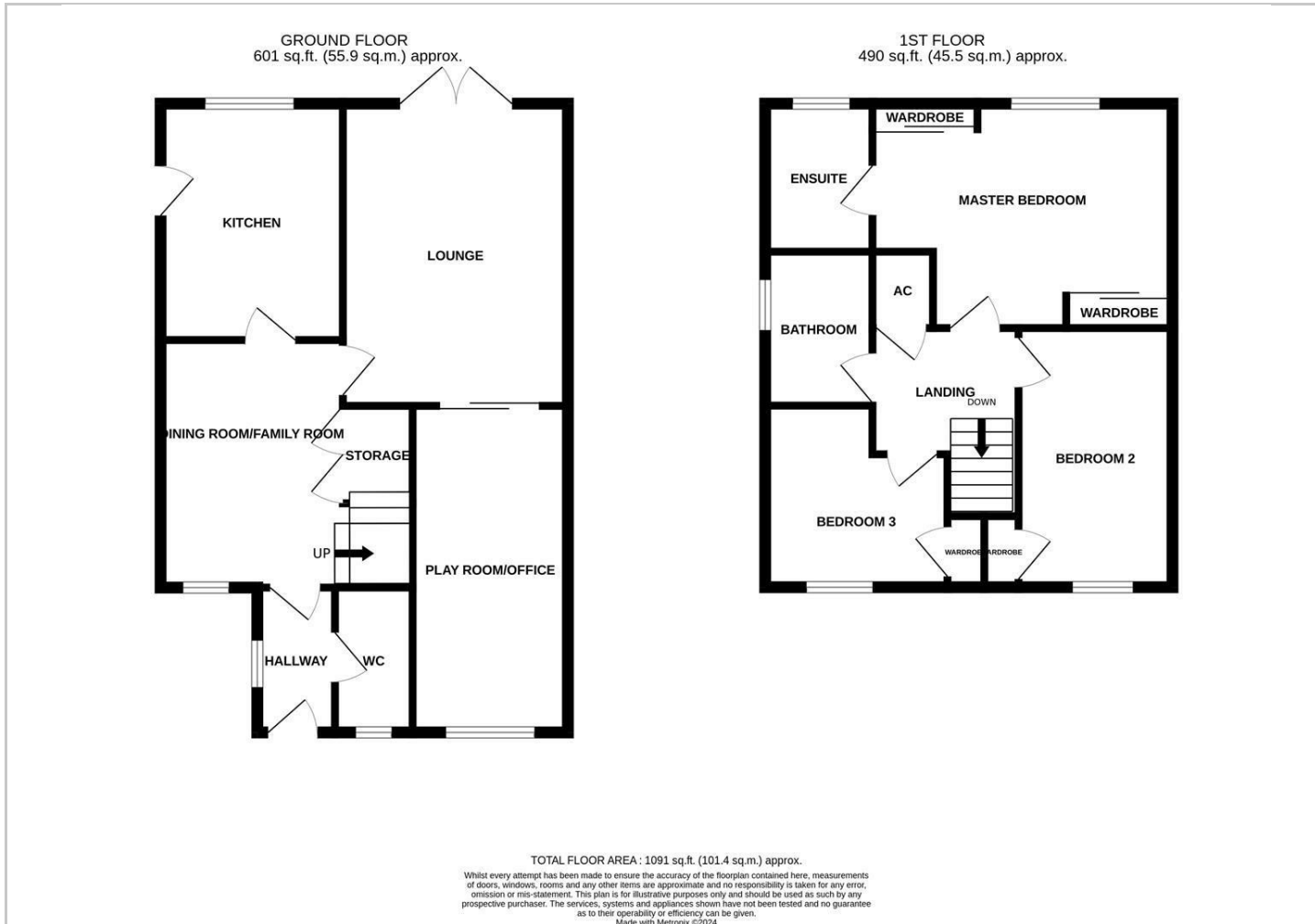








## Floor Plans

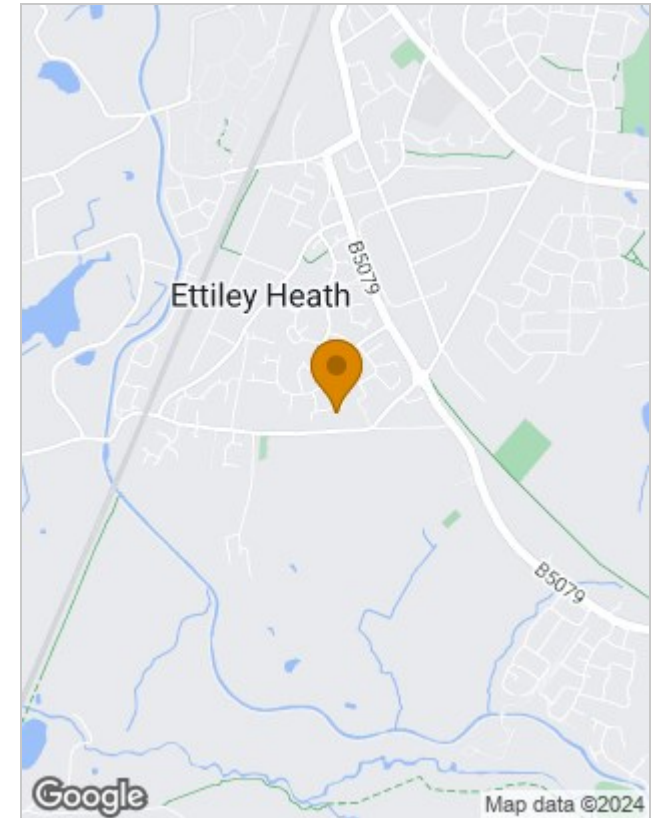


## Viewing

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

