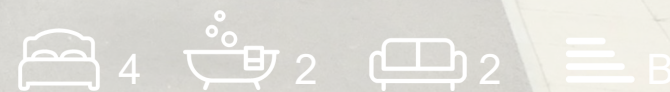


Lewis
King



Paddock Road, Sandbach, CW11 3SN

Offers in excess of £460,000





Paddock Road

Sandbach, CW11 3SN

- Executive Family Home
- Four Double Bedrooms
- Partially Converted Garage
- Close to Town Centre
- Huge Rear Garden
- Two Bathrooms
- Quiet Estate Location
- Council Tax Band E

Located on the hugely popular Abbey Fields estate a short walk from the town centre of Sandbach, this executive four-bedroom family home is sure to impress with its spacious accommodation and large gardens in addition to the superb location.

On the ground floor the property is entered via a large and welcoming entrance hall with access off to a huge lounge to the front aspect of the property as well as an under stairs storage cupboard. To the rear aspect there is a fantastic open plan family room/kitchen with French doors leading out to the garden. This focal point of the home is a superb entertaining space, and the family room is separated from the kitchen area via a breakfast bar. In the kitchen there is an integrated fridge/freezer, double oven, and a dishwasher. From here there is also access to a large utility room with space and plumbing for a washing machine, a ground floor WC, and internal access to the garage. The garage has been partially converted into another room which could be used as a pantry cupboard or even a home office.

On the first floor there are four bedrooms each easily big enough for a double bed and additional furniture. The master bedroom is a huge space with a range of fitted wardrobes and access off to a shower room en-suite. The second bedroom also boasts a range of fitted wardrobes, while both the third and fourth bedrooms have recesses specifically designed for wardrobes to be fitted into if required.

Externally the property has a large driveway to the front and enjoys an outlook over an open grass area of the estate, while to the rear the current owners have landscaped the garden to create a two level space with a large patio seating area, and raised lawn with beautifully presented flower bed borders. This is completed by a wooden BBQ area and a large covered seating area in the rear corner, perfect for hosting a garden party!

To arrange a viewing or for more information please call Lewis King Estate Agents!





Directions



PE
EVENING
EVENING

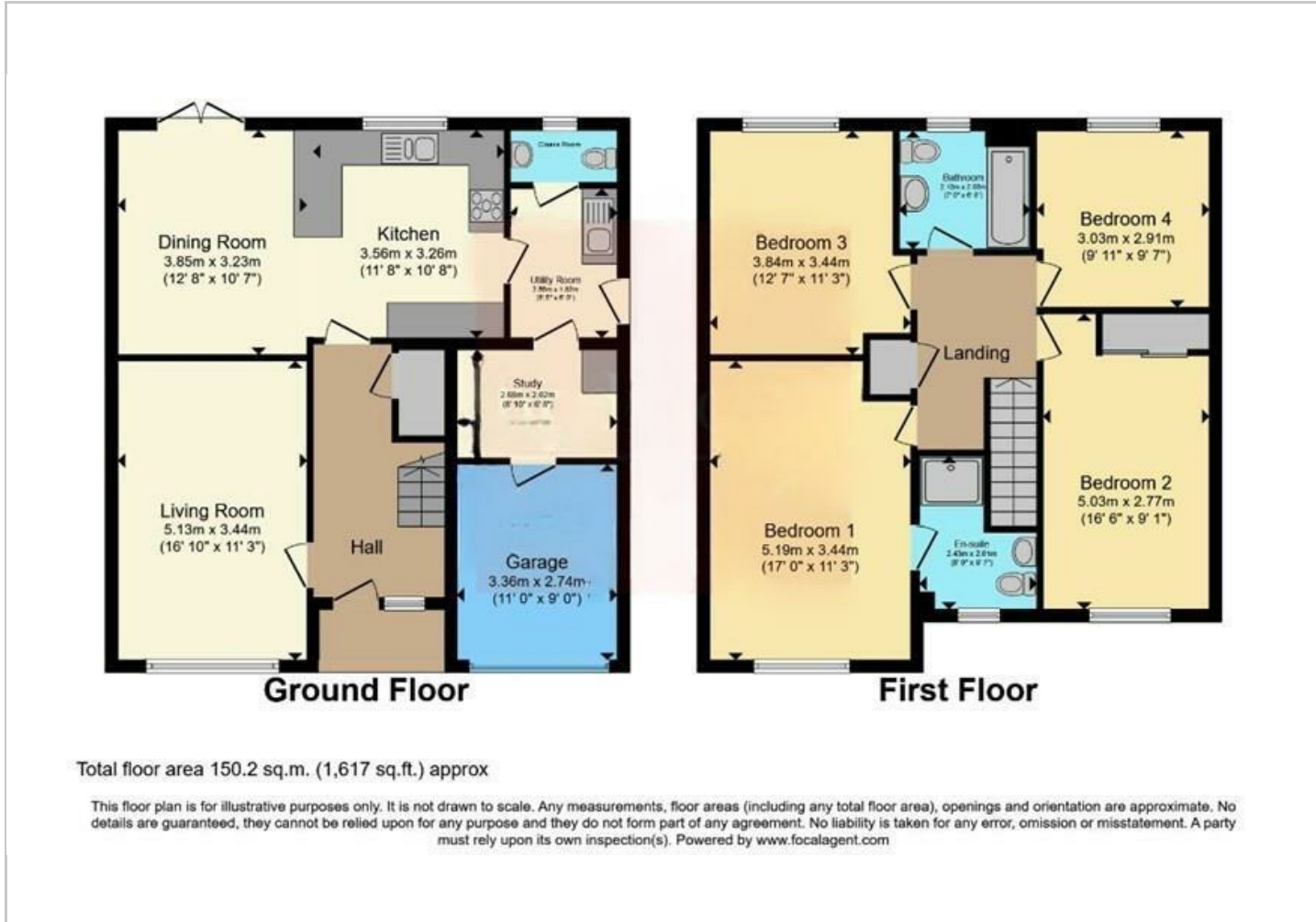
The kitchen area on the left includes a grey refrigerator decorated with magnets, including a large 'PE' sign and two fish-shaped magnets. Below the refrigerator is a white washing machine. A dark wood countertop holds a yellow knife block and a silver pet bowl. A wooden crate with various items sits on top of the refrigerator.



The kitchen area on the right features a white chest freezer, a white rolling cart with a vacuum cleaner, and a slow cooker on a wooden cabinet. Shelves hold jars and kitchen items, and a framed picture of daisies is on the wall.

FOOD
LOW
PARTY
CITRUS
ZUCCHINI
DIP

Floor Plans

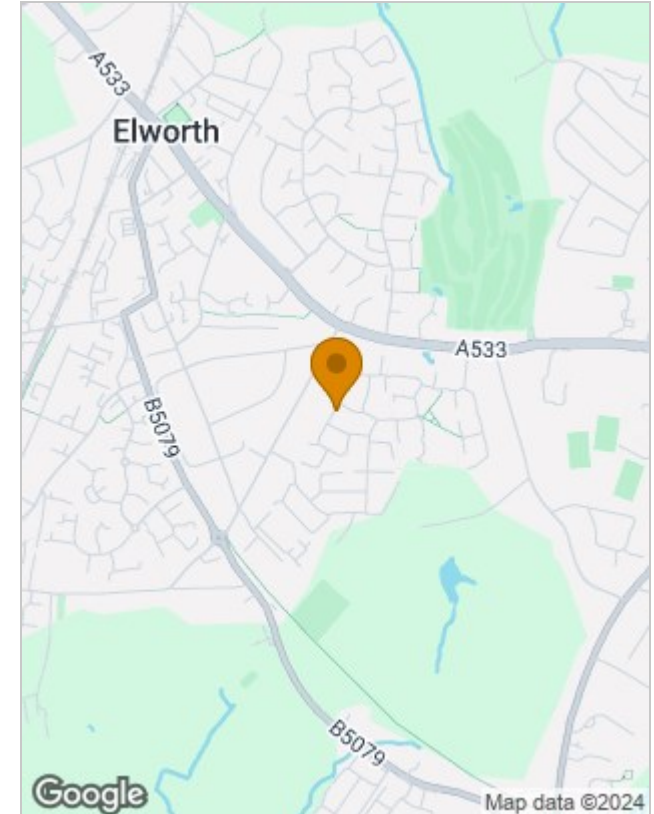


Viewing

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

