

Lewis  
King



Cestria Close, Sandbach, CW11 3FU

£260,000



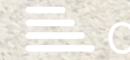
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C



£260,000

# Cestria Close

Sandbach, CW11 3FU

- Extended and Improved Family Home
- Conservatory with Composite Roof and Under Floor Heating
- Three Spacious Bedrooms
- Large Garden
- Three Reception Rooms Plus Conservatory
- Modern Kitchen and Bathrooms
- Quiet Estate Location
- Council Tax Band C

Found on a quiet cul-de-sac this exceptional family home has been extended and improved to create a superb amount of accommodation. Boasting a large open-plan living space, plus a separate snug/home office, and a conservatory with under floor heating and composite roof for year-round use, you will not be short on space!

Accessed via a separate entrance hall which opens into the large lounge, there is then access off to the converted garage where would make excellent use as a home office or playroom. Also from the lounge there is also open-plan access to a spacious dining room leading into the modern kitchen where there is an integrated double oven and hobs plus a dishwasher, and space and plumbing for a washing machine and fridge/freezer. The ground floor is then completed by the conservatory to the rear, which is accessed via sliding doors and enjoys a composite roof plus under floor heating ensuring it usable all year round, and there is French doors leading out to the rear garden.

On the first floor there is three large bedrooms and a family bathroom. The master bedroom boasts a range of fitted wardrobes and access of to a large shower room en-suite, while the second and third bedrooms are both sizeable rooms, perfect for anyone with children. The property is completed by a modern three-piece suite family bathroom with tiled splash backs and a heated towel rail.

Externally there is off-road parking to the front of the property with enough space for two to three vehicles dependant on size, while to the rear there is a spacious laid to lawn garden with a decked seating area perfect for outdoor entertaining.

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



## Ground Floor

**Lounge** 10'9" x 16'4" (3.3 x 5)

**Dining Room** 9'6" x 8'2" (2.9 x 2.5)

**Kitchen** 7'10" x 8'2" (2.4 x 2.5)

**Conservatory** 7'10" x 11'1" (2.4 x 3.4)

**Playroom** 7'10" x 12'9" (2.4 x 3.9)

## First Floor

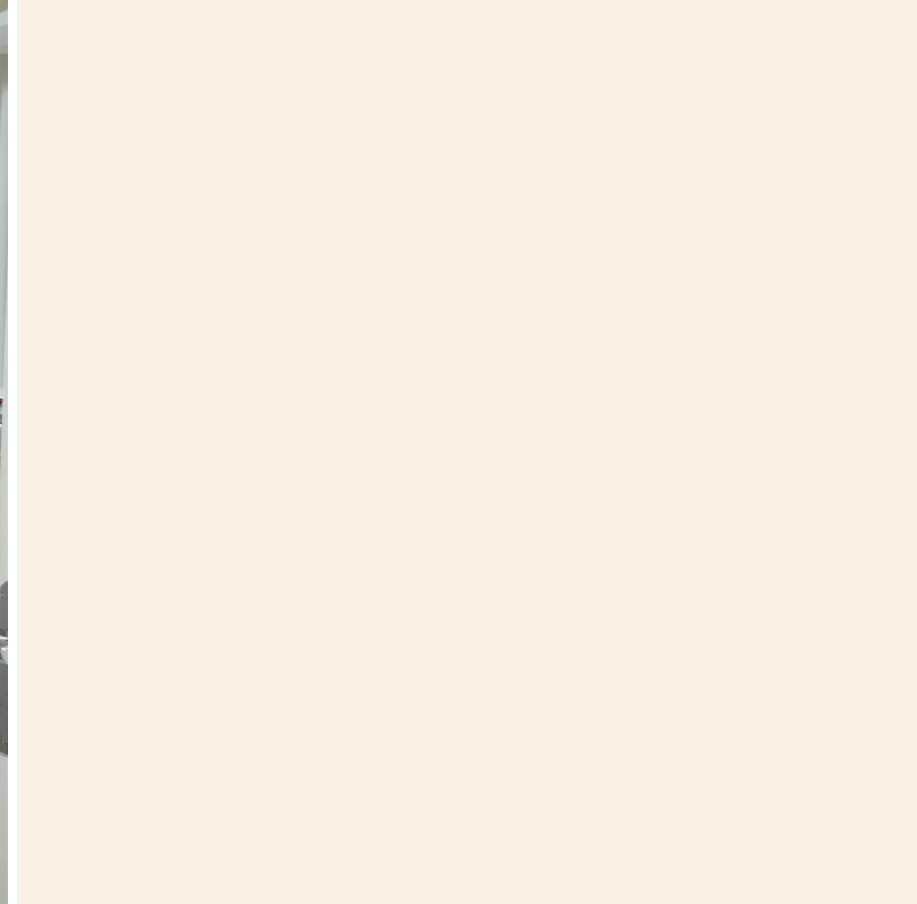
**Bedroom One** 13'9" x 9'6" (4.2 x 2.9)

**En-suite** 5'6" x 9'6" (1.7 x 2.9)

**Bedroom Two** 10'5" x 8'2" (3.2 x 2.5)

**Bedroom Three** 8'6" x 8'2" (2.6 x 2.5)

**Bathroom** 7'2" x 6'2" (2.2 x 1.9)

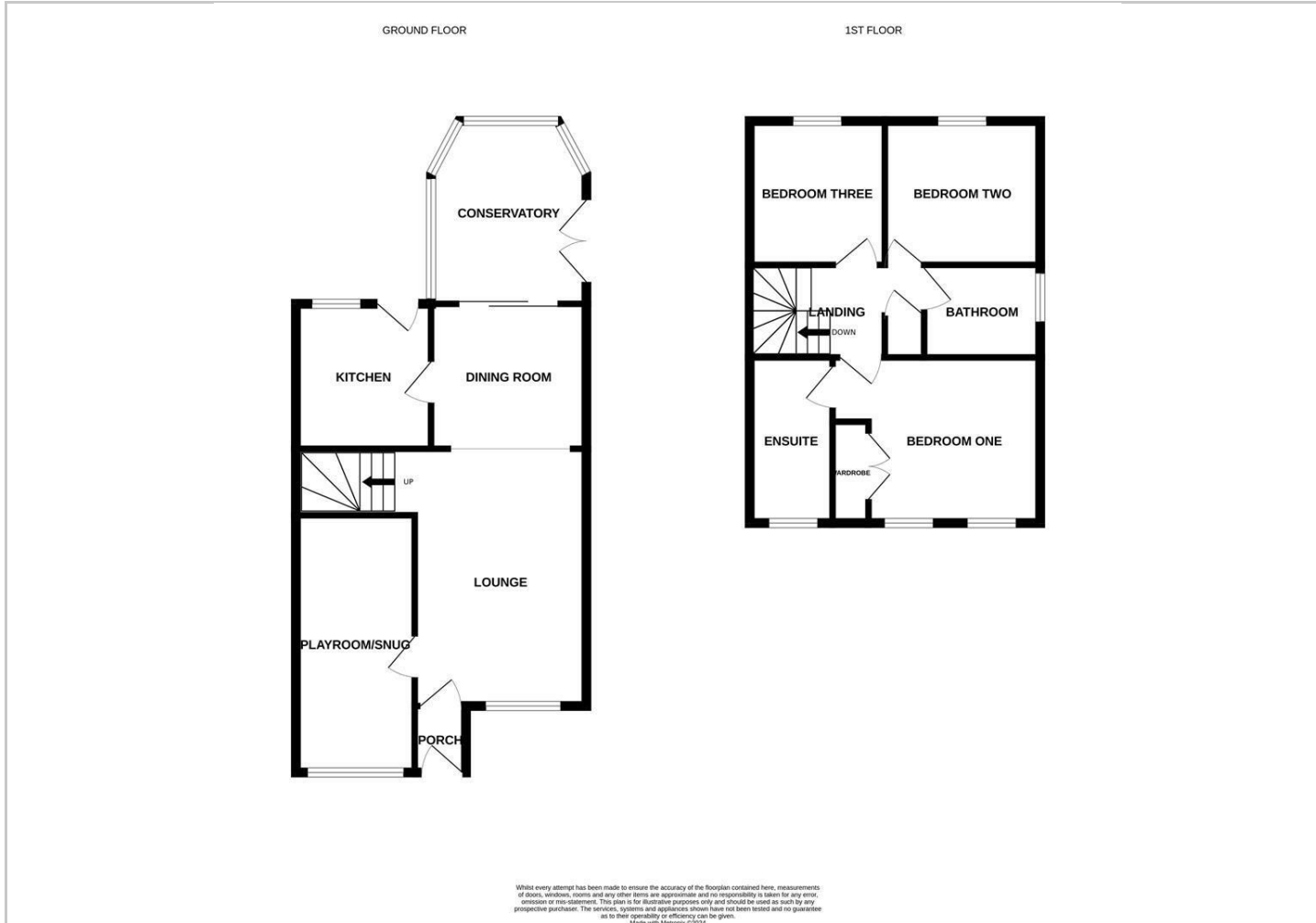


Directions





## 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

