

Lewis
King



107 Forge Fields, Sandbach, CW11 3RD

£375,000





107 Forge Fields

Sandbach, CW11 3RD

- Large Corner Plot
- Two Bathrooms plus Downstairs WC
- Utility Room and Conservatory
- Freehold Home
- Four Bedroom Family Home
- Quiet and Family Friendly Location
- Intergal Garage
- Council Tax Band E

Found on a huge corner plot on the popular Forge Fields estate in Wheelock, this home benefits from a spacious rear garden and an abundance of off-road parking with enough space for 4/5 vehicles at the front. The house itself continues to impress inside having been updated by the current owners and boasting a large modern kitchen/diner, conservatory to the rear, separate lounge and utility rooms, and four double bedrooms with the master boasting a modern ensuite shower room. This property is a perfect find for a family looking to take advantage of the quiet location and huge plot, early viewing is highly recommended!

The accommodation is entered via a bright entrance hallway with under stairs storage cupboard and stairs leading to the first floor. From here you can access the bay-fronted lounge to the front of the property, and the kitchen/diner at the rear. The kitchen having been updated in recent years by the current owners enjoys integrated appliances including a fridge/freezer, double oven, 4 ring gas hob, and a dishwasher. From here there is also access to a conservatory/playroom which overlooks the garden, and a separate utility with space and plumbing for a washing machine and dryer and in turn leading to a downstairs WC.

On the first floor the master bedroom is a generously sized room with a built-in storage cupboard and access off to a shower room ensuite. Both the second and third bedrooms are big enough to accommodate double beds, while the fourth bedroom is a great single bedroom, home office, or nursery. The accommodation is completed by a recently updated family bathroom which is a three-piece suite with a shower over the bath and tiled splash backs.

Externally there is hard standing parking at the front of the property for at least four or five vehicles, and to the rear there is a large laid to lawn garden with a patio seating area in the rear corner for enjoying the summer sunshine in!

£375,000



Ground Floor

Lounge	9'10" x 15'8" (into bay) (3 x 4.8 (into bay))
Kitchen/Diner	20'4" x 9'2" (6.2 x 2.8)
Conservatory	9'2" x 9'6" (2.8 x 2.9)
Utility Room	4'11" x 4'11" (1.5 x 1.5)
WC	4'11" x 3'7" (1.5 x 1.1)

First Floor

Bedroom One	13'1" x 11'5" (4 x 3.5)
Ensuite	5'10" x 5'2" (1.8 x 1.6)
Bedroom Two	8'10" x 14'1" (2.7 x 4.3)
Bedroom Three	10'2" x 11'5" (3.1 x 3.5)
Bedroom Four	8'6" x 8'10" (2.6 x 2.7)
Bathroom	6'10" x 6'2" (2.1 x 1.9)



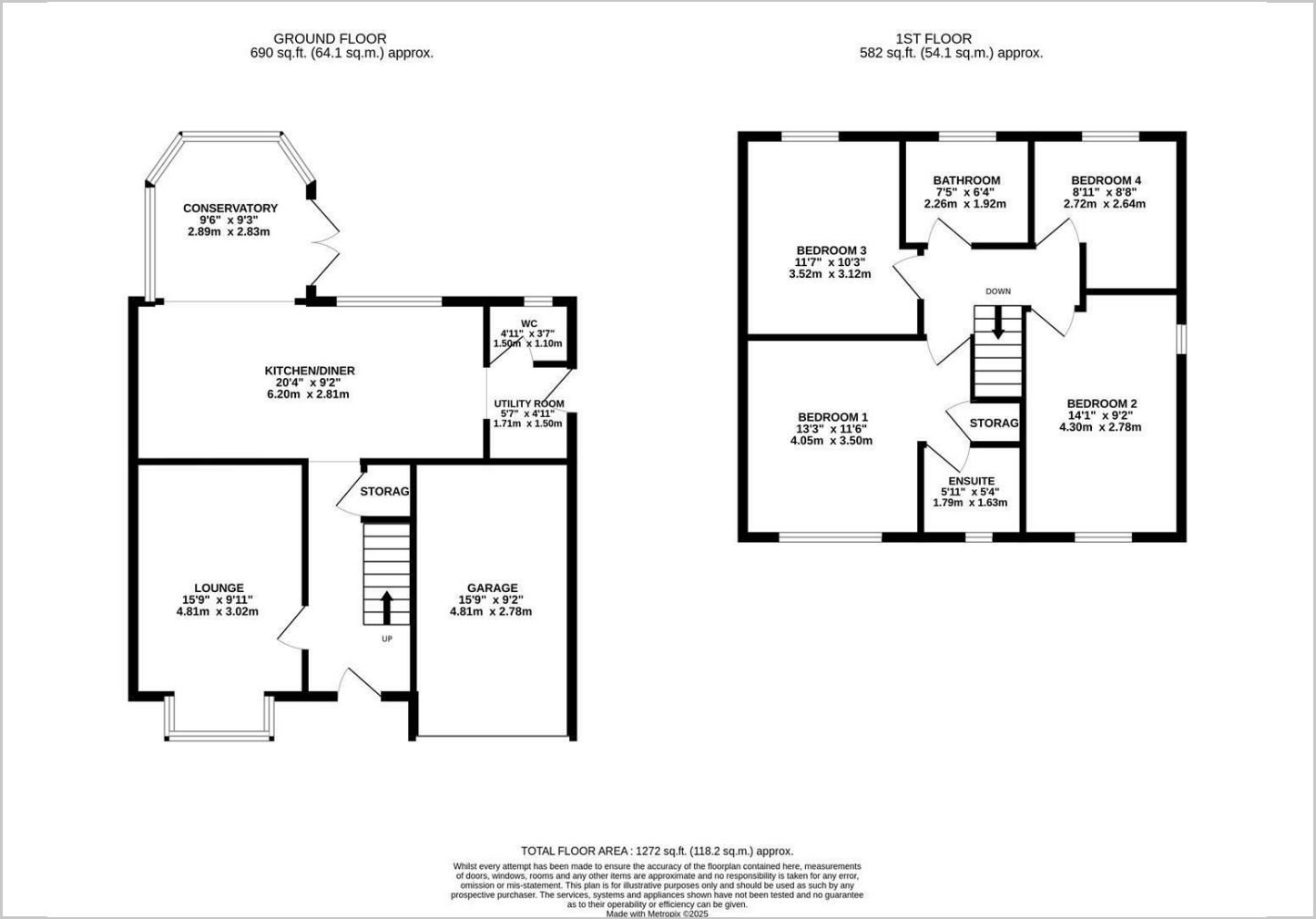


Directions





Floor Plans

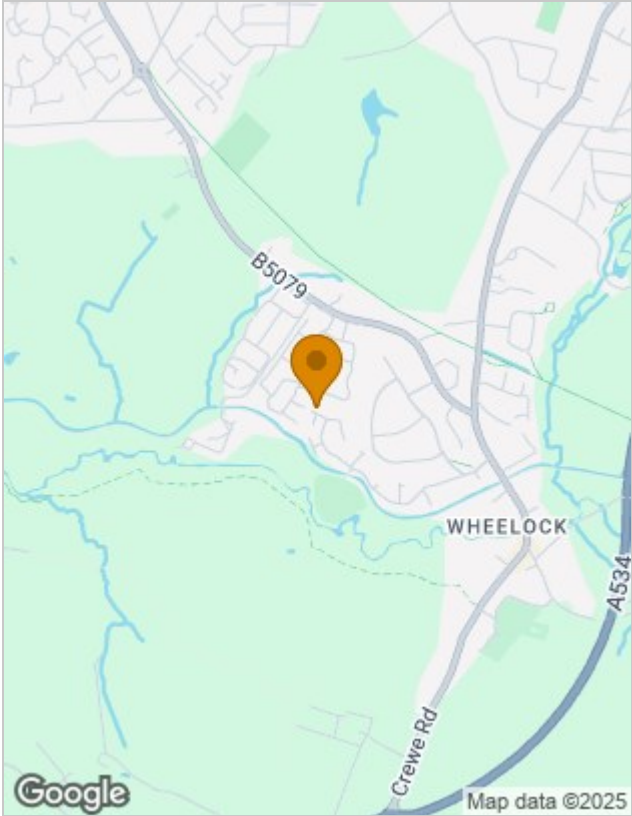


Viewing

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

