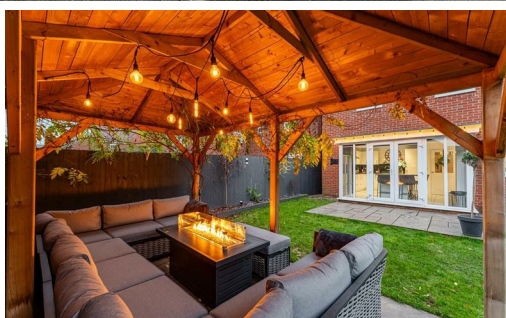
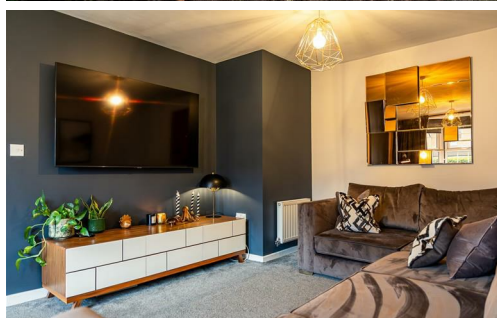




VINCENT JAMES  
ESTATE AGENTS

# 27 SANDEMAN CRESCENT, NORTHWICH, CW8 4ZG

## £425,000



Discover the perfect blend of style, comfort, and luxury at 27 Sandeman Crescent—a unique and beautifully upgraded four-bedroom detached home, presented by Vincent James Estate Agents. Nestled in the desirable Winnington Village, this exceptional residence has been meticulously crafted with attention to every detail, offering an inviting, one-of-a-kind living experience.

Step inside and be welcomed by a thoughtfully designed hallway, setting the tone for the entire home with its refined decor. From here, you'll find access to a cozy, beautifully appointed lounge, a bespoke snug, and a dedicated office space. Practicality meets elegance with a well-placed downstairs WC, while the true centerpiece of the home is the expansive kitchen diner. Here, an impressive galley island invites you to entertain or dine in style, with glazing along the rear wall bathing the space in natural light. This heart of the home flows seamlessly into a functional utility room.

Upstairs, a spacious landing connects to four generous bedrooms, each featuring built-in wardrobes for effortless storage. The master suite includes a private en-suite bathroom, creating a sanctuary of comfort, while the family bathroom offers both a panelled bathtub and a sleek walk-in shower.

Outside, the charm continues with parking for up to four cars and gated side access to a lush rear garden. Here, you'll find an inviting Tuin Grande Open Gazebo adorned with wisteria—a perfect space for outdoor dining and entertaining.

This extraordinary home must be seen to be fully appreciated. Don't miss your chance to view—contact us today to arrange your visit and make this unique residence yours.

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### Entrance Hallway



Entering through the front door, you're immediately struck by the "wow" factor of this welcoming hallway. Beautiful Zeppelin Silver floor tiles create an elegant pathway to the lounge, downstairs WC, snug/office, and kitchen diner. A staircase with a wall-mounted radiator leads to the landing, setting the tone for the style and warmth found throughout the home.

### Lounge



The lounge is a cozy and inviting space, featuring two wall-mounted radiators and a large double-glazed bay window at the front, filling the room with natural light. A wall-mounted TV point offers convenient entertainment options, while soft carpeting underfoot adds warmth and comfort to this lovely space.

### Snug/Office



Snug – This versatile snug space is cozy and functional, with soft carpeting underfoot and an electric wall radiator ensuring comfort. A double-glazed window at the front adds natural light, while a wall-mounted TV point offers entertainment flexibility. Camden Black 3-pane internal double doors open to the adjoining office, allowing for a multi-functional layout.

Office – The office area provides a dedicated work-from-home space with carpeted flooring and a wall radiator, creating a warm, inviting environment for productivity.

### Downstairs WC



The downstairs WC offers both style and practicality, featuring a low-level WC and a hand wash basin with a sleek tiled splashback. Zeppelin Silver floor tiles underfoot complete the look, adding a touch of elegance to this convenient space.

### Kitchen Diner



The kitchen diner is a stylish and modern heart of the home, equipped with high-spec wall, drawer, and base units topped with elegant feature work surfaces. At its center is a striking galley island, perfect for gathering and entertaining. Zellica Forest green wall tiles bring a touch of sophistication to the space, beautifully offset by inset spotlights above. Double-glazed windows and French doors fill the room with natural light, while two radiators provide cozy warmth. The kitchen includes an inset double oven, a five-ring gas hob with extractor fan, an inset sink with a mixer tap and drainer, and a built-in dishwasher. This sleek, inviting space truly makes a statement, day or night.

## Utility Space



The utility space is both practical and well-designed, fitted with a range of wall, drawer, and base units for ample storage. It includes space for a tumble dryer alongside an integrated washing machine, making laundry tasks a breeze. A wall-mounted combi boiler and radiator ensure efficient heating, while an access door leads directly to the rear garden, offering convenience and easy outdoor access.

## Landing



The spacious landing provides easy access to all bedrooms, the family bathroom, and a loft hatch for additional storage. Soft carpeting underfoot and a wall-mounted radiator add warmth and comfort to the area, while an airing cupboard offers practical storage space for linens and essentials.

## Master Bedroom



The master bedroom is a generously sized retreat, featuring two double-glazed windows to the front elevation, flooding the room with natural light. Built-in wardrobes offer ample storage, while soft carpeting underfoot adds comfort. With plenty of space to accommodate a super king-sized bed, this room ensures you have all the room you need. It also provides direct access to the en-suite for added convenience.

## En-Suite



The en-suite is a stylish and functional space, featuring vintage-inspired flooring that adds character to the room. It includes a modern stand-in shower, a low-level WC, and a hand wash basin with partly tiled walls for a sleek finish. A heated towel rail provides added comfort, while a double-glazed frosted window to the side elevation offers privacy and natural light.

## Bedroom Two



Bedroom two is a peaceful and inviting space, featuring a double-glazed window to the rear elevation that lets in



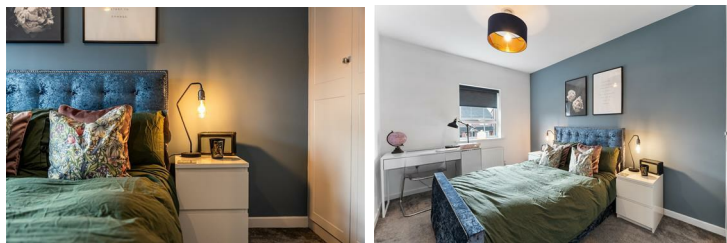
plenty of natural light. Built-in wardrobes provide ample storage, and soft carpeting underfoot adds warmth and comfort. A radiator on the wall ensures the room stays cozy throughout the year.

### Bedroom Three



Bedroom three is a comfortable and well-proportioned room, featuring a double-glazed window to the rear elevation that fills the space with natural light. Built-in wardrobes offer convenient storage, while soft carpeting underfoot adds warmth and coziness. A radiator sits to the wall.

### Bedroom Four



A double glazed window points to the rear elevation, with further built in wardrobes. Carpet lies underfoot, with a radiator to the wall.

### Family Bathroom



The family bathroom is a spacious, spa-like retreat, featuring a separate panelled bathtub and a modern stand-in shower for ultimate relaxation. It also includes a low-level WC, a hand wash basin with a stylish tiled splashback, and feature-effect flooring that adds character. A heated towel rail provides comfort, while a double-glazed frosted window to the rear ensures both privacy and natural light.

### Externally



To the rear of the home, you'll find a beautifully spacious garden, featuring a Tuin Grande Open Gazebo adorned with wisteria—ideal for outdoor dining and entertaining. The area is equipped with outdoor power points, often used by the current owners for a television during summer gatherings. Surrounding the gazebo are planting beds filled with lush foliage, enhancing the tranquil atmosphere. The space is completed with stunning Indian Stone Paving, adding a touch of elegance. To the front, there is ample parking for up to four cars, alongside a well-maintained lawned garden, offering both convenience and curb appeal.

## Surrounding Area



Winnington Village offers excellent travel links, ideal for commuters and travelers. It's well-connected by road with easy access to the A556, leading to the M6 and M56 motorways for convenient routes to Manchester, Liverpool, and Chester. Public transport includes regular train services from Northwich Railway Station to Manchester and Chester, and local bus services provide connectivity within Northwich and surrounding areas. Additionally, Manchester Airport and Liverpool John Lennon Airport are within a reasonable driving distance, enhancing accessibility and convenience. On the village, you can find various amenities including; Co-op supermarket, Dominos Pizza, a nursery, a veterinary practice and many more!

### Extra Information

Tenure: Freehold  
Length of lease: N/A  
Annual Ground Rent: N/A  
Service Charge: Approximately £200  
Service Charge Review Period: Per Annum  
Council Tax Band: E

### Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



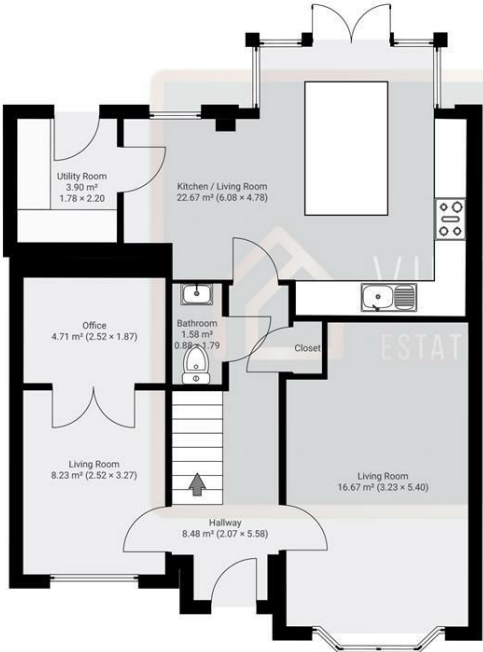


# 27 Sandeman Crescent

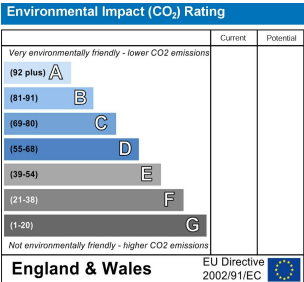
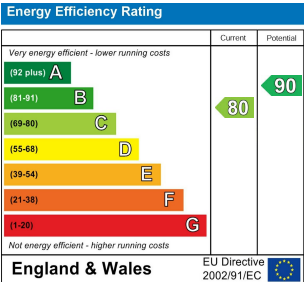
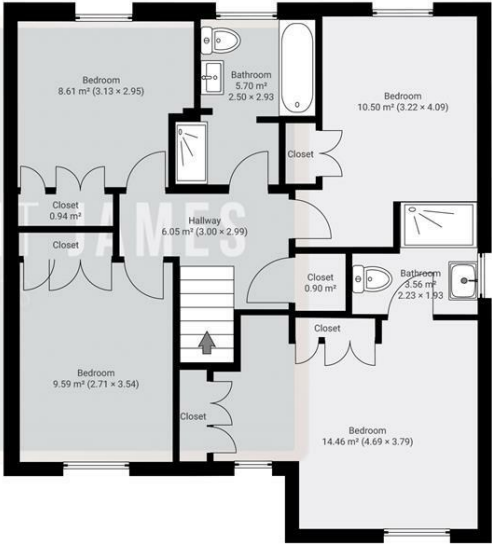
DETAILS  
Total area: 129.45 m<sup>2</sup>  
Living area: 129.45 m<sup>2</sup>  
Floors: 2  
Rooms: 21

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

▼ Ground Floor TOTAL AREA: 66.66 m<sup>2</sup> • LIVING AREA: 66.66 m<sup>2</sup> • ROOMS: 8



▼ 1st Floor TOTAL AREA: 62.79 m<sup>2</sup> • LIVING AREA: 62.79 m<sup>2</sup> • ROOMS: 13



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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