



34 SANDBACH ROAD, CONGLETON, CHESHIRE, CW12 4LA

£500,000 Offers In The Region Of



Stephenson Browne are absolutely delighted to bring this five bedroom detached property to the market, situated on a brilliant sized plot this is a perfect family home located on the highly sought after Sandbach Road. Where to begin with the fantastic features this home has to offer, set over three floors with vast living accommodation of approx. 2,400 sq ft, you have a second floor master bedroom suite, four further double bedrooms, large living/dining/kitchen, three reception rooms, ample off road parking and integral garage.

Within the West Heath area, you have multiple shops and amenities on your doorstep including the shopping precinct and Tesco Express. Also, with a range of good primary and secondary schools within walking distance and the beautiful Astbury Mere a stones throw away.

In more detail, the internal accommodation comprises of entrance hall, living room with feature electric fire, sitting room with log burning fire, sun room with glass aspect to the rear, large living/dining/kitchen with ample fitted appliances, utility room, integral garage and WC to the ground floor.

To the first floor is split level landing providing access to four great sized double bedrooms, two benefitting from a Jack and Jill en suite, and family bathroom.

To the second floor is an extravagant master bedroom suite with ample fitted storage, eaves storage, Velux windows providing natural light and stunning views over the surrounding areas and open plan en suite with fitted four piece suite.

Externally, to the front of the property is a large gravelled driveway providing off road parking for multiple vehicles leading to integral garage. Bordered by a dwarf wall with a range of mature hedges and trees for added privacy. There is also side access to the rear. To the rear of the property is a large garden mainly laid to lawn with paved patio area and brick built outhouse. Both fenced and hedged border, also with a range of mature shrubs and trees, again adding extra privacy.



### Open Porch

Storm porch with entrance door into property.

### Entrance Hall

UPVC entrance door, access to ground floor accommodation, stairs to the first floor, wooden flooring, under stairs storage and radiator.

### Living Room

12'7" max x 12'0"

Feature fireplace with electric fire, slate effect hearth and stone effect surround, UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, wooden flooring and radiator.

### Sitting Room

11'9" x 11'7"

Feature fireplace with inset log burning fire, slate tile hearth and wooden beam mantle, UPVC double glazed window to the side elevation, wooden flooring, open arch into sun room and radiator.

### Sun Room

11'7" x 6'7"

UPVC double doors to the rear, UPVC double glazed windows to each side, Velux window and wooden flooring.



### Living/Dining/Kitchen

20'10" max x 16'10" max

Extremely spacious room with modern fitted kitchen comprising wall and base units with work surface over, stainless steel sink and drainer, built in eye level Neff double oven and microwave, dishwasher and 5 ring gas hob with extractor over, space for American style fridge/freezer, tile splash back, tiled floor, UPVC double glazed window to the rear elevation, UPVC double glazed double doors to the rear elevation, two Velux windows, spot lights and vertical radiator.



### Utility Room

8'0" max x 5'4" max

Fitted base unit with work surface over, space for washing machine and tumble dryer, stainless steel sink and drainer, tile splash back, UPVC double glazed opaque window to the side elevation, tiled floor and access into garage.



### **Downstairs WC**

Fitted with a two piece suite comprising wall mounted hand basin and low level WC, tiled flooring and UPVC double glazed opaque window to the side elevation.

### **Integral Garage**

19'3" x 13'3" max

Up and over garage door, power and light.

### **FIRST FLOOR**

#### **Landing**

Split level landing with storage and UPVC double glazed window to the front elevation.

#### **Bedroom Two**

12'11" x 10'11"

UPVC double glazed window to the front elevation, access to Jack & Jill en suite and radiator.

#### **Jack & Jill Ensuite**

9'10" x 4'6"

Fitted with a three piece suite comprising vanity hand wash unit, low level WC and bath with shower over, large fitted mirror, tiled flooring, spot lights, part tiled walls, UPVC double glazed opaque window to the side elevation and towel radiator.

#### **Bedroom Three**

13'0" max x 11'1"

UPVC double glazed window to the rear elevation, access to Jack & Jill en suite and radiator.

#### **Bedroom Four**

11'10" x 11'8"

UPVC double glazed window to the rear elevation and radiator.

#### **Bedroom Five**

12'0" x 11'2"

UPVC double glazed window to the front elevation and radiator.

#### **Bathroom**

7'6" x 7'3"

Fitted with a four piece suite comprising pedestal hand wash basin, low level WC, bath and separate shower cubicle, tiled splash backs, tiled flooring, spot lights, UPVC double glazed opaque window to the rear elevation and towel radiator.



## SECOND FLOOR

### Master Bedroom Suite

24'2" max x 13'8" max

Ample built in storage, three Velux windows, eaves storage, open plan into en suite and radiator.

### En Suite Area

8'7" x 8'6"

Fitted with a four piece suite comprising vanity unit with bowl hand wash basin, low level WC, bath and separate shower cubicle, tiled walls and tiled flooring.

### Externally

Externally, situated on a brilliant sized plot, to the front of the property is a large gravelled driveway providing off road parking for multiple vehicles leading to integral garage. Bordered by a dwarf wall with a range of mature hedges and trees for added privacy. There is also side access to the rear.

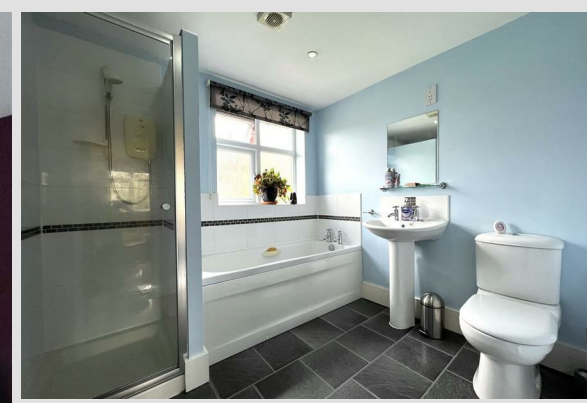
To the rear of the property is a large garden mainly laid to lawn with paved patio area and brick built outhouse. Both fenced and hedged border, also with a range of mature shrubs and trees, again adding extra privacy.

### Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.





# Floor Plan



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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