

chrishamriding

lettings & estate agents



12 William Foden Close, Sandbach, CW11 3SE

Offers In The Region Of £290,000

TAKE A MOMENT TO VIEW OUR GUIDED VIDEO TOUR OF THIS WONDERFUL FAMILY HOME!

The property represents the largest design on the development with approximately 1400 square feet internally and offers well-planned accommodation of impressive proportions, arranged over three floors!

The ground floor has a versatile bedroom with en-suite and dressing area, a downstairs cloakroom and useful utility for all of those noisy appliances! This floor would be perfect for those with older family members or teenagers wishing for independent living, or a perfect second reception/hobby room.

The first floor is the real hub of the home though, with its 20ft dual aspect lounge and open-plan kitchen diner which is a dream for those who love to host! The kitchen has plenty of storage space with its stylish units, contemporary feel and modern integrated appliances. There is also a handy 'home office'/study area off which we feel is a must for modern life! Rising up to the second floor there are three further bedrooms, with built-in robes to the principal room and a generous en-suite shower room. Bedrooms two and three are equally as well planned and are served by a further family shower room with large shower & granite floor tiles!

Externally, the home benefits from a detached garage with storage into the roof apex, a car-port providing through-access to the garage, a driveway providing off-road parking and gardens to both front and rear.

View our photos, aerial footage, virtual tour & then call the property experts here at Chris Hamriding to book that all-important viewing!

ACCOMMODATION

Entrance Hall

Bedroom Two 12'2" x 10'2" (3.732 x 3.122)

En-suite

Cloakroom

Utility 6'7" x 6'4" (2.01 x 1.94)

First Floor Landing

Lounge 20'8" x 10'6" (6.31 x 3.22)

Open Plan Kitchen/Diner 20'8" x 10'4" (6.31 x 3.17)

Study/Home Office 6'5" x 5'7" (1.96 x 1.72)

Second Floor Landing

Bedroom One 14'2" x 10'7" (4.34 x 3.25)

Bedroom Three 11'3" x 10'10" (3.43 x 3.32)

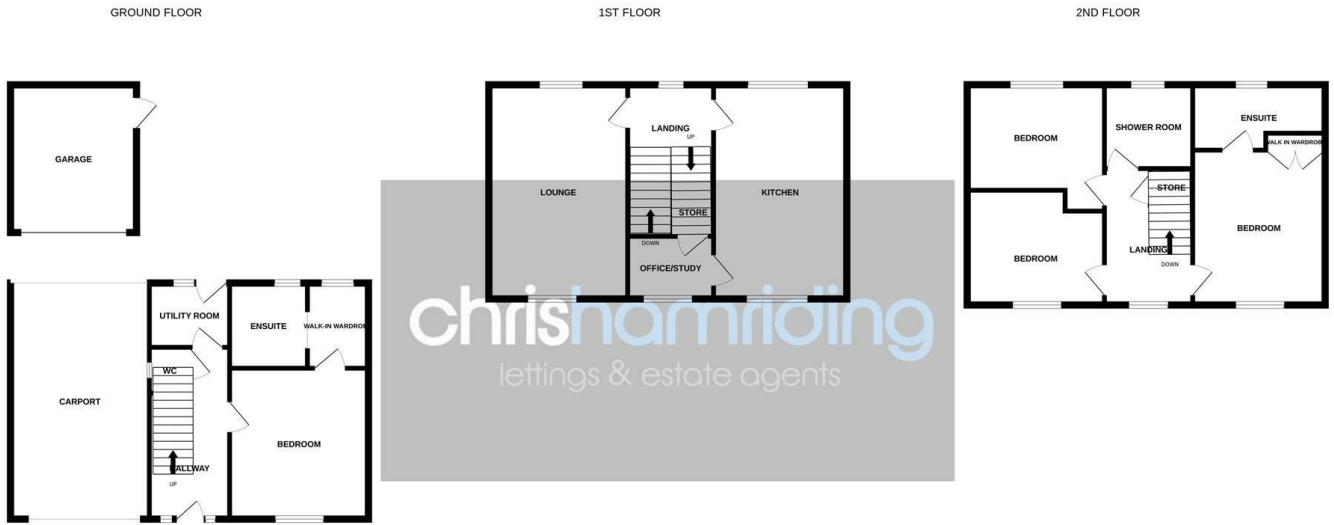
Bedroom Four 10'3" x 9'11" (3.14 x 3.04)

Family Bathroom

Carport 17'7" x 11'5" (5.36 x 3.50)

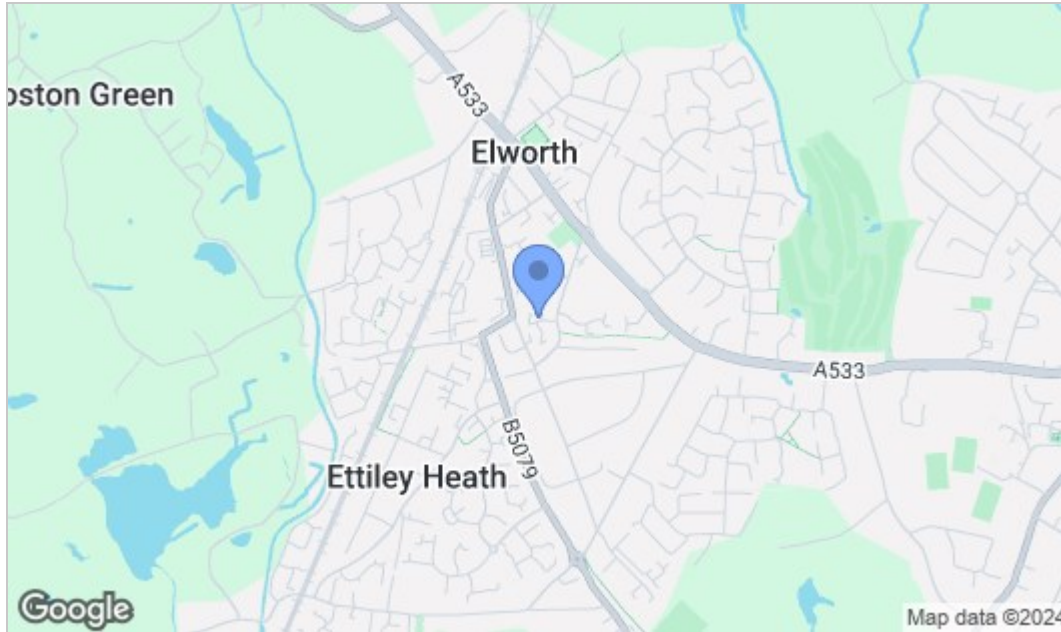
Detached Garage 17'5" x 9'11" (5.32 x 3.04)

Floor Plan

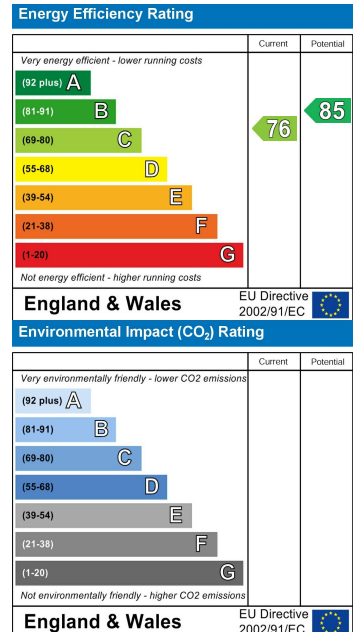


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



15 Market Square, Sandbach, CW11 1AA t: chrishamriding.co.uk
lettings@chrishamriding.co.uk

