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## **4 Pipers Hollow, Sandbach, CW11 1TQ**

**Offers Over £550,000**

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

Originally contracted by Taylor Wimpey to their 'Lavenham' design is this five double bedroom, executive detached house with two floors of generous living space, including an integrated double garage. The internal accommodation extends to 1650 square feet (approx) with the perfect blend of modern, open-plan entertaining areas and formal reception rooms.

The home is conveniently placed close to Offley Primary School & within walking distance to the heart of Sandbach Town Centre, with plenty of green spaces within the estate and miles of countryside further afield! The M6 can also be located within just a short drive out of the Town alongside neighboring Congleton, Alsager, Holmes Chapel and Crewe.

This home has been owned since new by the current vendors & has a number of features to note, some of which include: energy efficient double glazing and gas central heating, AEG & Zanussi branded appliances, 'Roca' sanitary ware feature throughout, fitted wardrobes to master & en-suite to two bedrooms, plus a personal door into the garage. Both the lounge and the kitchen offer access through French doors to the rear garden which has a good degree of privacy and a sunny north-west aspect. In addition, there is a useful utility room, a guest cloakroom and an integral double garage.

## Accommodation

### Entrance Hall

Lounge 12'9" x 17'1" (3.91 x 5.23)

Open-plan Kitchen/Diner 18'9" x 12'6" (5.73 x 3.82)

Utility Room 6'0" x 5'4" (1.85 x 1.63)

Dining Room/Snug 10'6" x 10'3" (3.21 x 3.14)

### First Floor Landing

Bedroom One 12'9" x 12'6" (3.90 x 3.82)

En-suite 11'6" x 3'11" (3.52 x 1.21)

Bedroom Two 12'6" x 11'9" (3.83 x 3.60)

En-suite 6'7" x 6'3" (2.01 x 1.92)

Bedroom Three 11'2" x 9'0" (3.41 x 2.75)

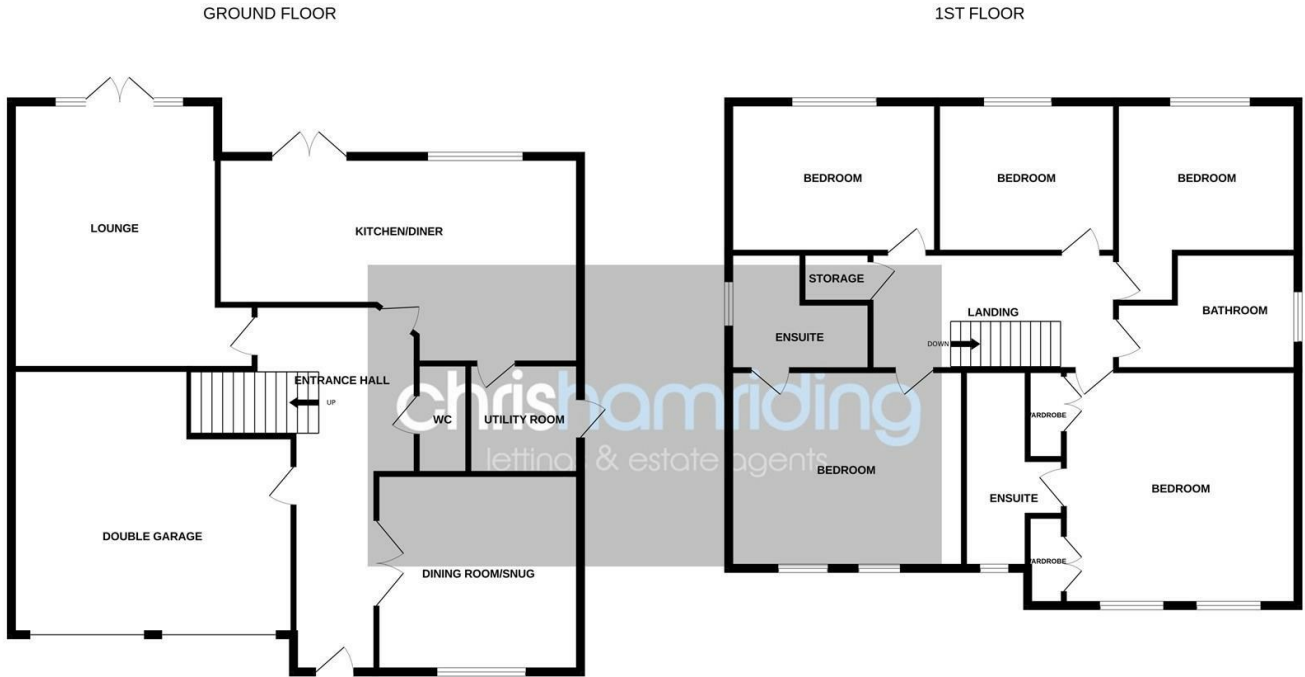
Bedroom Four 10'9" x 8'11" (3.30 x 2.73)

Bedroom Five 12'6" x 9'6" (3.82 x 2.90)

Family Bathroom 9'4" x 6'7" (2.87 x 2.01)

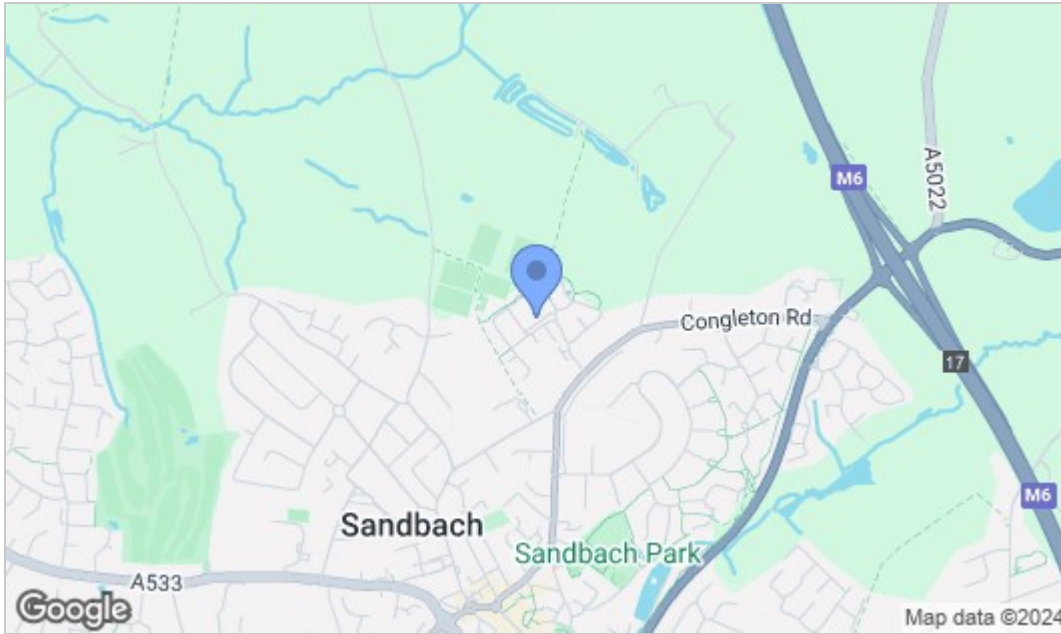
Integral Double Garage 17'1" x 16'7" (5.23 x 5.08)

# Floor Plan

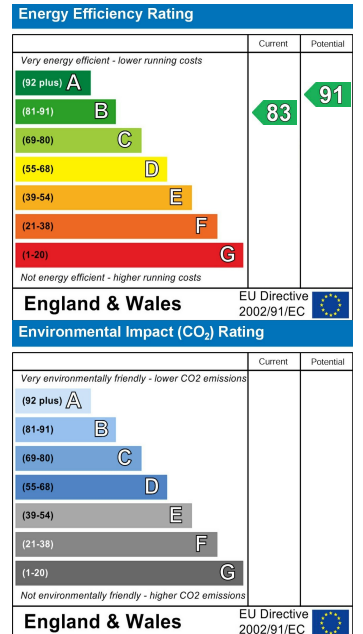


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# Area Map



# Energy Efficiency Graph



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