



66a Abbey Road, Sandbach, CW11 3HA

Offers In The Region Of £595,000

Take a moment to view our HD & arial tour of this wonderful bungalow offering an exceptional lifestyle for one lucky purchaser!

A modern, three double bedroom detached true bungalow situated on a highly desirable and established thoroughfare, convenient for Sandbach town centre and it's wide range of amenities and excellent schooling. The home extends to just over 1700 square feet internally and we are so impressed with the design, specification, presentation and layout - we are sure you will be too!

The bungalow was completed in 2021 and has all of the mod-cons you would expect from a property of this age, such as designer LVT flooring to main reception areas, underfloor heating across all areas, air conditioning to the principal suite and lounge area, bi-folding doors to the living/dining areas on two elevations and plantation shutters feature throughout. The two main bedrooms both enjoy en-suite shower and bath facilities in addition to a wealth of storage provided by high quality built-in robes.

The real jewel in the crown has to be the contemporary, 'shaker' style fitted kitchen complete with Carrera marble effect working surfaces, a wide range of integrated high-end 'Siemens' appliances and a handy separate utility. In addition there is a useful cloakroom with feature splashback and storage/linen cupboard.

The property is approached via an extensive driveway, set well back from the road and building line with a huge amount parking and turning area for several vehicles and an integrated garage with electric door & EV

Accommodation

Entrance Porch

Entrance Hall

Cloakroom 7'0" x 3'11" (2.15 x 1.21)

Open-Plan Living Kitchen/Diner 36'11" x 23'5" (to extremes) (11.27 x 7.14 (to extremes))

Utility 9'5" x 7'1" (2.89 x 2.17)

Master Bedroom 15'10" x 12'9" (4.84 x 3.91)

En-suite 6'7" x 5'3" (2.02 x 1.62)

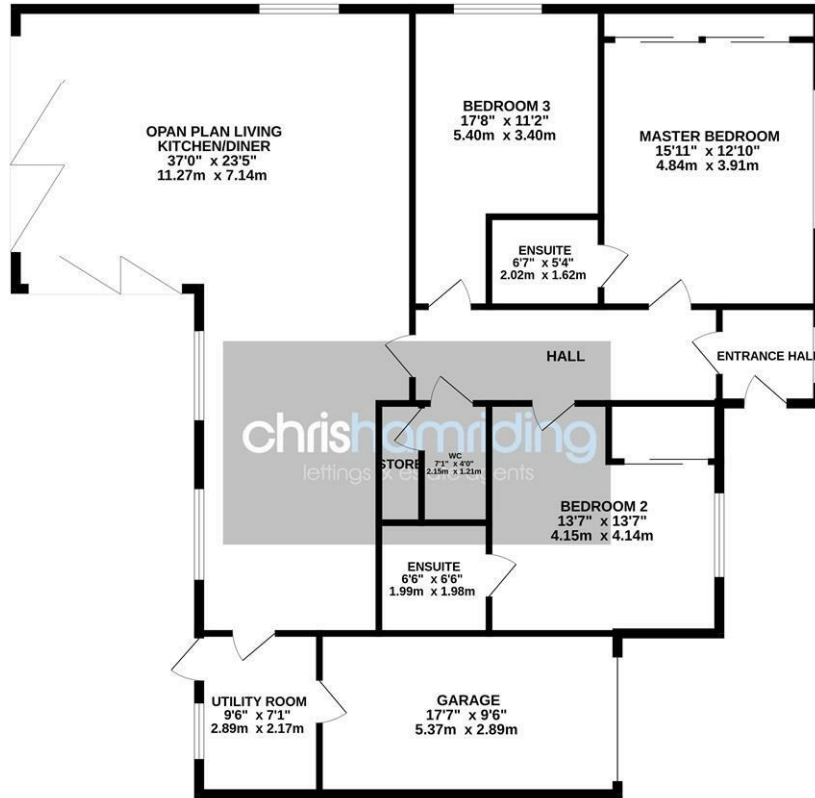
Bedroom Two 13'7" x 13'6" (4.15 x 4.14)

En-suite 6'6" x 6'5" (1.99 x 1.98)

Bedroom Three 17'8" x 11'1" (5.40 x 3.40)

Integral Garage 17'7" x 9'5" (5.37 x 2.89)

Floor Plan

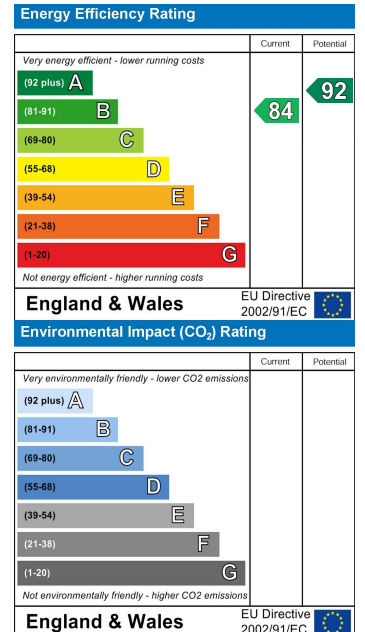


TOTAL FLOOR AREA: 1688 sq.ft. (156.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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