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Heath House School Lane, Sandbach, CW11 2LS

Offers In The Region Of £499,950

WATCH OUR GUIDED VIDEO TOUR TO ADMIRE EVERYTHING ABOUT THIS WONDERFUL HOME!

A beautifully presented & cleverly remodeled, four bedroom family home positioned on the fringe of Sandbach Heath, having an abundance of countryside and pleasant walks on your doorstep plus Church Lane playground & St John's Primary School within walking distance!

Internally, there is just over 2000 square feet of accommodation thanks to a fabulous open-plan entertaining kitchen towards the rear of the home. Created back in 2015, no expense has been spared with this excellent extension forming the hub of the home, having a whole host of branded appliances, stylish kitchen units with contrasting 'Carrara Marble' style working surfaces, 'herringbone' floor tiling both French & patio doors leading out to the rear garden - This truly is the epitome of family living! The formal lounge enjoys a walk-in bay window to the front elevation, there is also a useful downstairs cloakroom and handy internal access into the garage.

Upstairs, there are four, well planned & very well presented bedrooms, all of which can accommodate double beds with stylish en-suite facilities to the principal room, built-in storage to bedroom two, a huge study area to the third bedroom plus bedroom four is versatile and currently being used as a sizeable dressing room.

Accommodation

Entrance Hall 17'3" x 6'5" (5.262 x 1.975)

Lounge 20'1" (into bay) x 11'5" (6.130 (into bay) x 3.482)

Cloakroom 4'10" x 3'5" (1.483 x 1.057)

Open-Plan Kitchen Diner/Living Area 27'9" x 23'2" (8.466 x 7.071)

(Overall)

Integral Garage 17'8" x 8'9" (5.406 x 2.685)

Kitchen Area 19'7" x 11'8" (5.993 x 3.572)
(Maximum)

Dining Area 14'11" x 10'5" (4.554 x 3.184)

Living Area 12'7" x 11'9" (3.848 x 3.599)

First Floor Landing

Bedroom One 16'6" x 15'1" (5.035 x 4.608)
(Into wardrobe recess)

En-suite 8'2" x 6'8" (2.513 x 2.043)

Bedroom Two 14'10" x 8'2" (4.524 x 2.505)

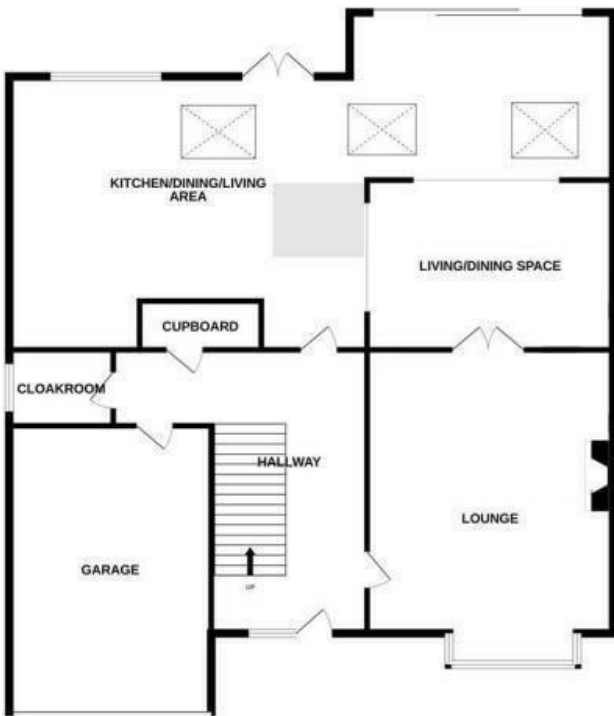
Bedroom Three 15'10" x 9'4" (4.832 x 2.865)
(Maximum)

Bedroom Four 12'5" x 8'0" (3.802 x 2.456)

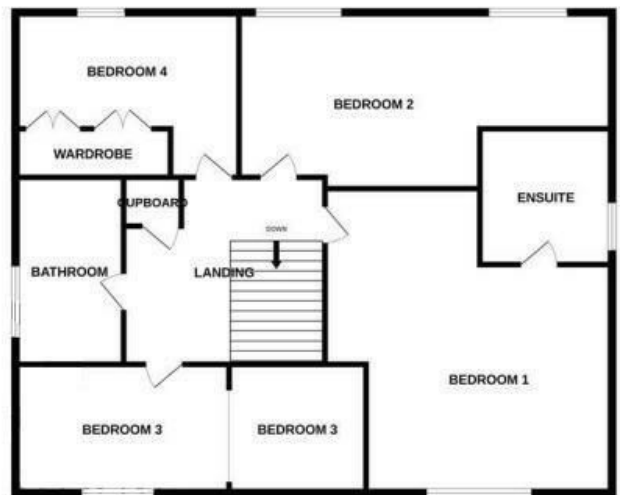
Family Bathroom 9'11" x 5'8" (3.033 x 1.742)

Floor Plan

GROUND FLOOR

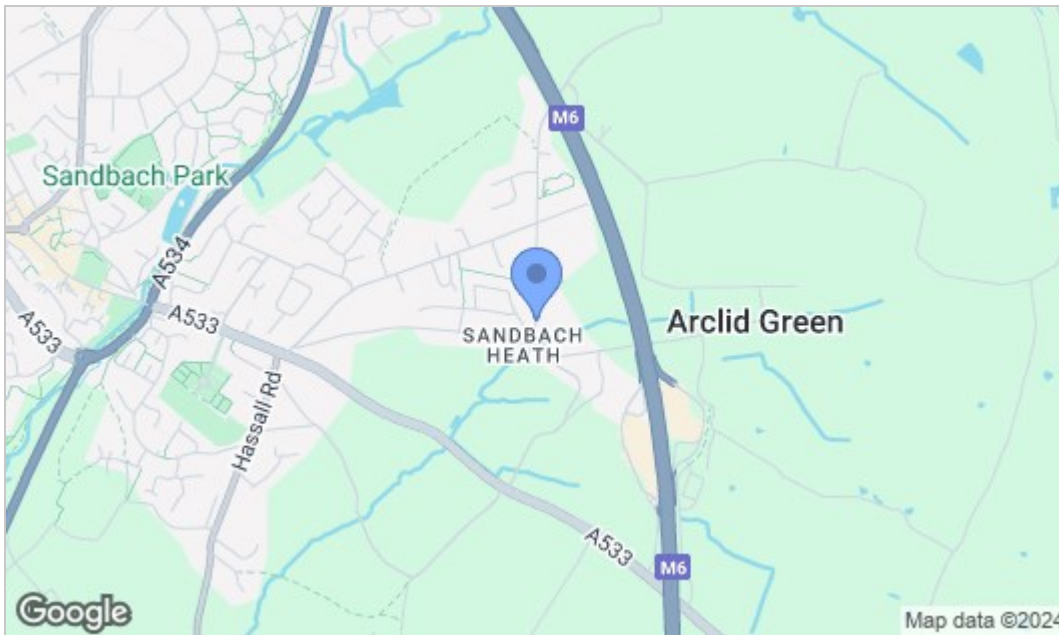


1ST FLOOR

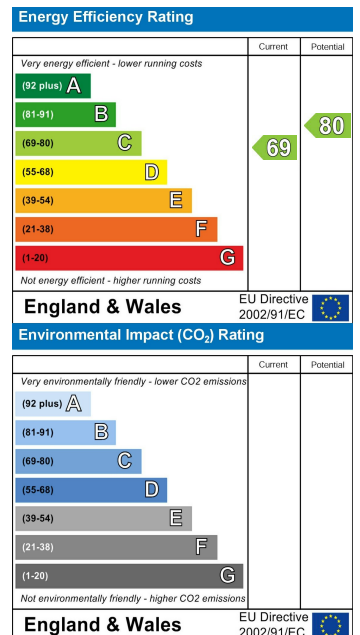


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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