



## 2 Alderley Close, Sandbach, CW11 1YX

### Offers In The Region Of £725,000

TAKE A MOMENT TO CHECK OUT OUR GUIDED TOUR OF THIS WONDERFUL HOME!

2, Alderley close represents a fine opportunity for any discerning buyer to purchase a wonderful family home which has been cleverly extended to both the side and rear elevations, creating a wealth of accommodation across both floors! The home is positioned within a favored part of the town on the highly desirable 'Tatton Drive' development close to Sandbach town centre and Offley school. There really has been no expense spared to get this property to it's current size and specification, the owners really have done an exceptional job creating a lifestyle and layout that we all desire these days with spacious open-plan living areas and formal reception spaces!

Accompanying the home are a number of features to note, some of which include:- a stunning open-plan dining/living-kitchen with contemporary, sleek cabinetry, high-end integrated appliances, LVT flooring to the majority of the ground floor, a sizeable formal lounge to the front of the home, a handy separate utility with granite worktops, patio doors and a pleasant dual aspect to the living area, a downstairs cloakroom and the versatility of a study which will appeal to those working from home.

Upstairs, there are five well proportioned double bedrooms, two of which enjoy modern, refitted en-suite shower facilities, built-in robes to bedroom two and a superb stylish family bathroom.

## Accommodation

### Entrance Hall

Lounge 14'11" x 11'11" (4.566 x 3.640)

Kitchen 14'5" x 10'8" (4.417 x 3.272)

Open Plan Dining/Family Room 23'7" x 13'0" (7.201 x 3.972)

Cloakroom 5'0" x 3'1" (1.527 x 0.947)

Utility Room 13'2" x 6'4" (4.025 x 1.940)

Study/Home Office 9'10" x 8'4" (3.006 x 2.554)

### First Floor Landing

Bedroom One 17'8" x 8'10" (maximum) (5.387 x 2.701 (maximum))

Ensuite 8'9" x 5'9" (2.677 x 1.776)

Bedroom Two 14'2" x 9'10" (4.332 x 3.017)

En-suite 9'9" x 6'6" (2.981 x 1.995)

Bedroom Three 11'1" x 10'10" (3.399 x 3.325)

Bedroom Four 10'7" x 9'5" (3.244 x 2.891)

Bedroom Five 9'2" x 7'8" (2.811 x 2.342)

Family Bathroom 7'11" x 6'7" (2.422 x 2.025)

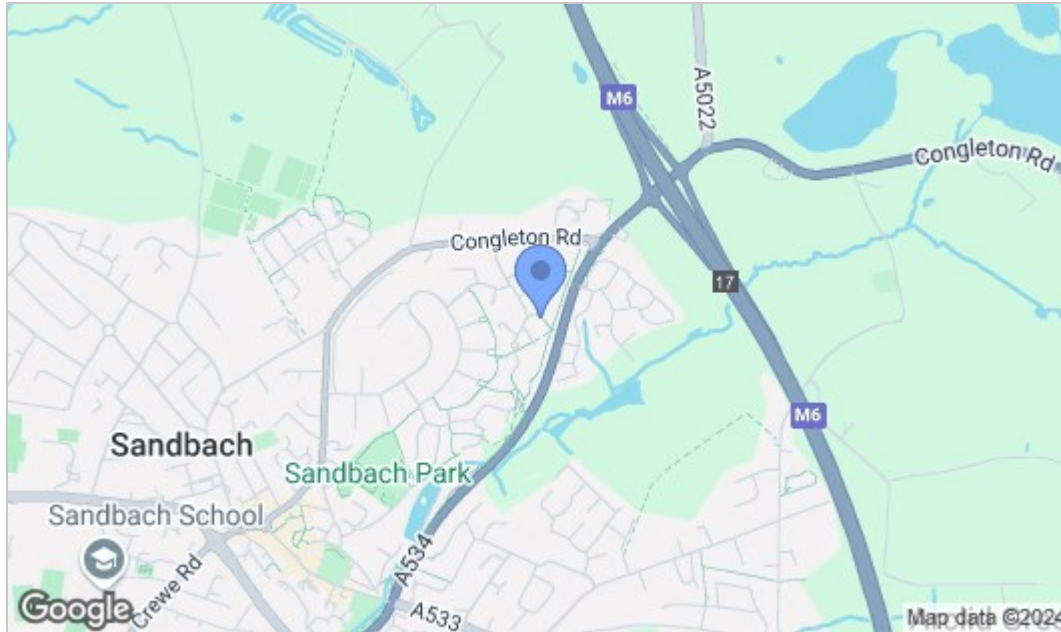
Integral Garage 16'4" x 8'3" (4.994 x 2.530)

# Floor Plan

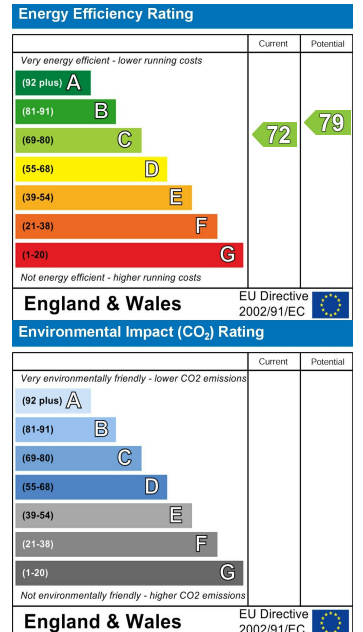


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# Area Map



# Energy Efficiency Graph



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