

# chris hamriding

lettings & estate agents



## 15 Boulton Close, Sandbach, CW11 4GH

### Offers In The Region Of £699,950

NO CHAIN, SUBSTANCIAL ACCOMMODATION & MUST BEEN SEEN - Take a moment to admire this superb, detached residence, surrounded by miles of open countryside, tranquil canal towpath walks that Malkins Bank has to offer and yet, is positioned just a short drive into Sandbach Town Centre along with it's growing variety of amenities and highly regarded schooling.

The property extends to approximately 2600 square feet internally and enjoys a quiet position at the head of an established cul-de-sac sat in extensive, private gardens. Having a huge open plan living kitchen/diner which spans to 580 square feet!

Accompanying the home are a number of features to note, some of which include: Solar water heating, a composite entrance door, a glazed balustrade and oak handrail with complementing oak internal doors throughout, the aforementioned open-plan living/kitchen diner, natural stone working surfaces to the kitchen and a wealth of storage space. In addition, there are multi-aspect windows, French doors to the dining area and an impressive roof lanterns completing the space. The lounge is a comfortable space and perfect to unwind when not entertaining! There is also a spacious utility area which keeps the kitchen tidy and leads to a home office/study which is great for the homemaker as it feels detached from the living areas of the home.

Upstairs, the home enjoys six well-planned bedrooms, serviced by three bathrooms. The Principal suite is huge, having both dressing room & en-suite facilities, partial underfloor heating to the upstairs but there is opportunity to alter the existing layout and create larger bedrooms, dressing areas etc. the possibilities are endless!



## Accommodation

Entrance Hall 16'9" x 5'10" (5.114 x 1.789)

Cloakroom 4'5" x 3'9" (1.357 x 1.154)

Living Room 18'11" x 11'6" (5.77 x 3.53)

Open-Plan Living Kitchen/Diner 29'2" x 26'9" (8.91 x 8.16)  
(Overall)

Utility/Boot Room 22'0" x 6'2" (6.73 x 1.888)

Office/Snug 14'7" x 6'6" (4.47 x 1.99)

First Floor Landing 31'0" x 9'4" (9.468 x 2.868)

Bedroom One 16'11" x 13'5" (5.18 x 4.09)

Dressing Room 6'5" x 5'9" (1.958 x 1.765)

En-suite 12'4" x 6'4" (3.770 x 1.955)

Bedroom Two 13'5" x 9'1" (4.09 x 2.79)  
(maximum)

Bedroom Three 11'10" x 9'3" (3.61 x 2.84)

Bedroom Four 10'5" x 9'3" (3.18 x 2.84)

Bedroom Five 9'4" x 8'5" (2.87 x 2.57)

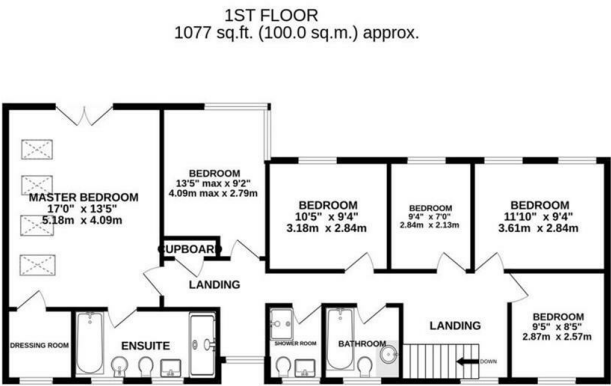
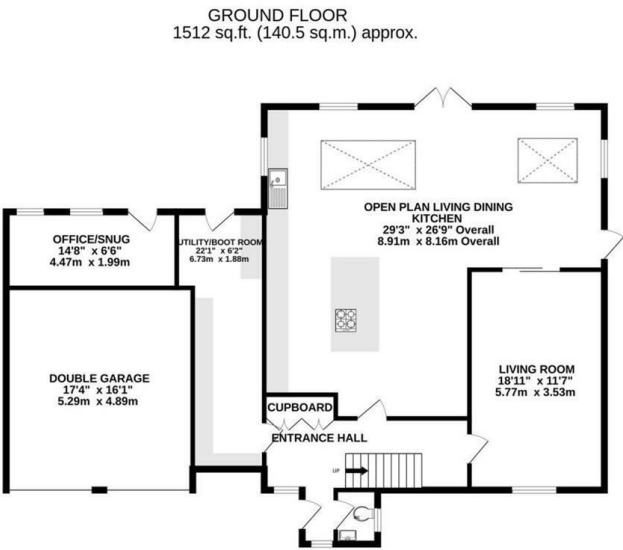
Bedroom Six 9'3" x 6'11" (2.84 x 2.13)

Shower Room 6'5" x 4'11" (1.969 x 1.500)

Bathroom 6'6" x 6'5" (2.004 x 1.975)

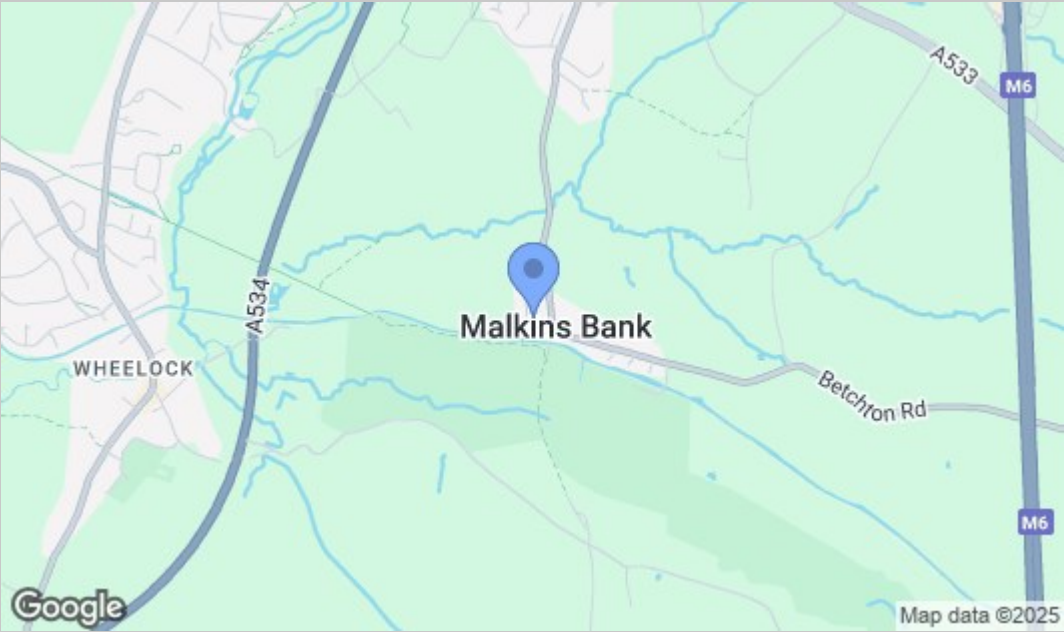
Double Garage 17'4" x 16'0" (5.29 x 4.89)

Floor Plan

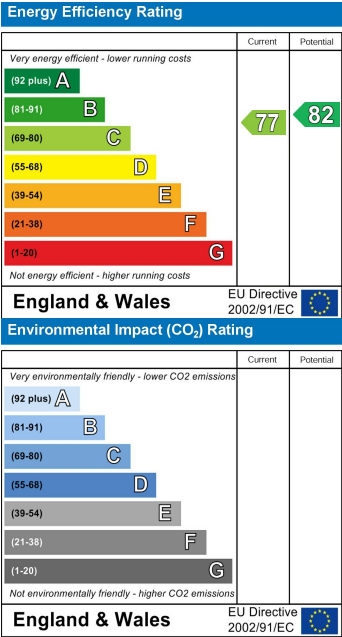


TOTAL FLOOR AREA : 2589 sq.ft. (240.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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