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lettings & estate agents



1 Davenport Close, Sandbach, CW11 1YP

£549,950

Take a moment to view our signature, guided tour of this extended, family home!

Enjoying a highly desirable corner position on the exclusive 'Tatton Drive' Estate, this beautifully presented four/five bedroom family home has so much to offer with flexible accommodation throughout & would make the perfect purchase for those wishing to upsize. The home has been cleverly extended over the years, creating a fabulous open-plan living/dining/kitchen area towards the rear of the home, with a host of integrated appliances and miles of working surfaces! The lounge is vast (almost 20ft in length!), with plenty of ways to configure your furniture along with an Adam style fireplace and French doors leading to the rear garden.

Towards the front of the home, the entrance porch is another useful addition to the home along with a versatile study/fifth bedroom, a downstairs cloakroom and a huge, welcoming reception hall with wooden style flooring.

Upstairs, the home has four exceptional double rooms, with the master suite enjoying a separate dressing area and en-suite shower facilities, and built-in robes to bedroom two. The four bedrooms are well balanced and offer plenty of amenity space for the growing family! The family bathroom serves the remaining three bedrooms with its four piece suite, including a corner bath and separate shower cubicle.

Externally, the home is set on a desirable corner plot and benefits from an extended tarmac driveway providing off-road parking for friends and family. The rear garden is enclosed, making it an ideal setting for children

Accommodation

Entrance Porch 6'3" x 4'6" (1.909 x 1.378)

Entrance Hall 22'0" x 10'6" (6.715 x 3.215)

Family Room/Study 11'4" x 8'9" (3.460 x 2.687)

Cloakroom 6'3" x 3'2" (1.907 x 0.981)

Kitchen Area 22'1" x 10'8" (6.741 x 3.262)

Living/Dining Area 21'9" x 14'5" (6.653 x 4.396)

Open Plan Living/Dining Kitchen 22'9" x 21'9" (6.956 x 6.637)

Lounge 19'9" x 11'11" (6.036 x 3.634)

First Floor Landing 10'9" x 10'8" (3.290 x 3.262)

Bedroom One 15'9" x 14'8" (4.804 x 4.486)

En-suite 6'4" x 5'11" (1.931 x 1.821)

Bedroom Two 15'6" x 9'5" (4.728 x 2.890)

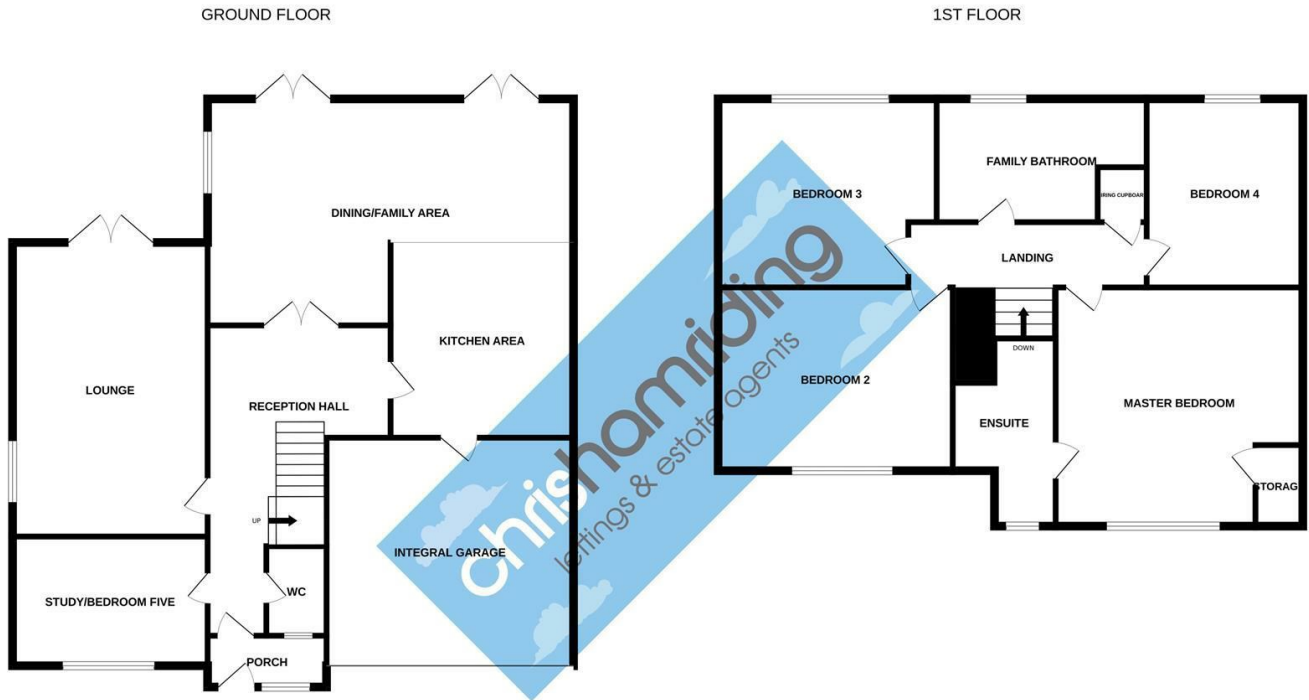
Bedroom Three 11'7" x 10'0" (3.536 x 3.070)

Bedroom Four 10'9" x 9'10" (3.286 x 3.017)

Family Bathroom 10'4" x 6'9" (3.153 x 2.069)

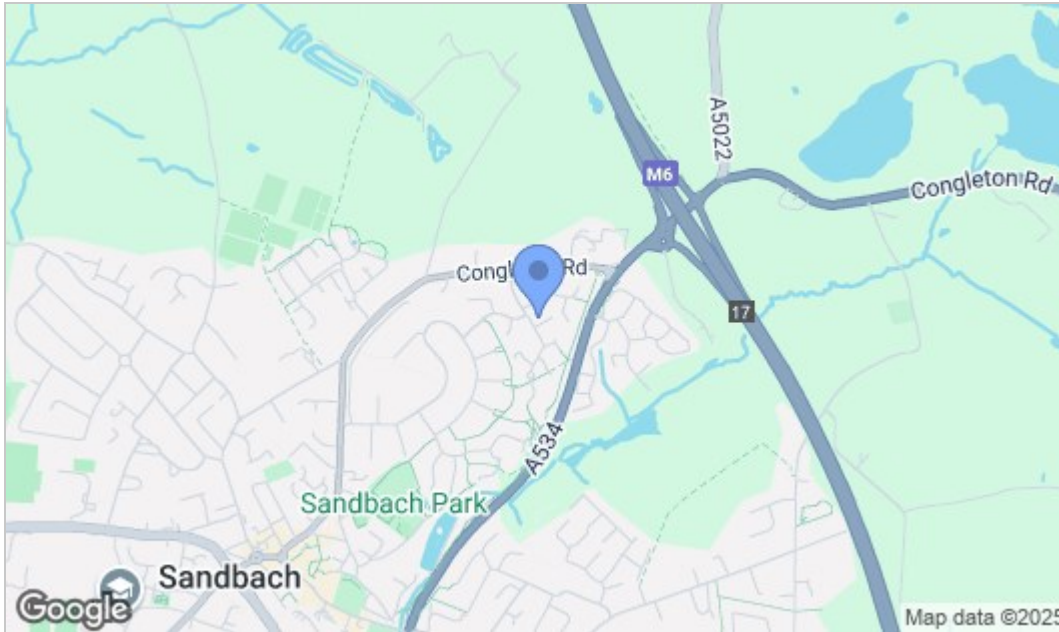
Integral Double Garage 16'7" x 14'5" (5.073 x 4.405)

Floor Plan

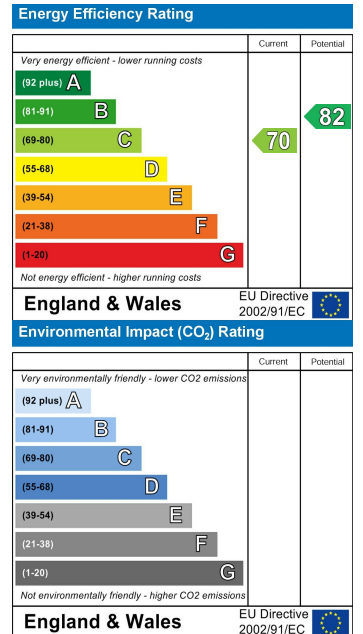


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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