

# chris hamriding

lettings & estate agents



**2 Comma Road, Sandbach, CW11 4AE**

**Guide Price £365,000**

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

Constructed by award winning developers Barratt Homes, this superb example of a four bedroom detached family home is built to their 'Lincoln' design and is handily placed on the modern, increasingly popular J-One Seven development.

The home is situated within close proximity to Sandbach Town centre with its variety of shops, bars and restaurants and is also in the catchment for highly regarded schooling for both primary and secondary students.

Accompanying the home are a number of features to note, some of which include: energy efficient double glazing & gas central heating, wooden style flooring to the majority of the ground floor, an entrance hall with useful storage and a downstairs cloakroom off, a light and spacious lounge with French doors opening out onto the rear garden, a generous social breakfast kitchen complete with contemporary high-gloss units, a wealth of integrated appliances plus further French doors, truly bringing the garden into the home! The ground floor is complete with a versatile additional reception room, which would make the perfect formal dining room, family room or play room!

The first floor has a dual aspect master suite with a modern en-suite shower room, two further double bedrooms, a single bedroom with a range of high-quality wardrobes and a stylish family bathroom with white

## **Accommodation**

**Entrance Hall 18'0" x 6'5" (5.504 x 1.958)**

**Cloakroom 7'8" x 2'9" (2.34 x 0.84)**

**Lounge 16'10" x 10'2" (5.15 x 3.11)**

**Dining Room 10'10" x 9'8" (3.31 x 2.97)**

**Open-Plan Kitchen/Diner 15'2" x 15'1" (4.63 x 4.61)**

**First Floor Landing 10'9" x 10'1" (3.291 x 3.079)**

**Bedroom One 15'2" x 10'0" (4.63 x 3.06)**

**En-suite 6'9" x 3'11" (2.08 x 1.21)**

**Bedroom Two 14'10" x 8'9" (4.53 x 2.69)**

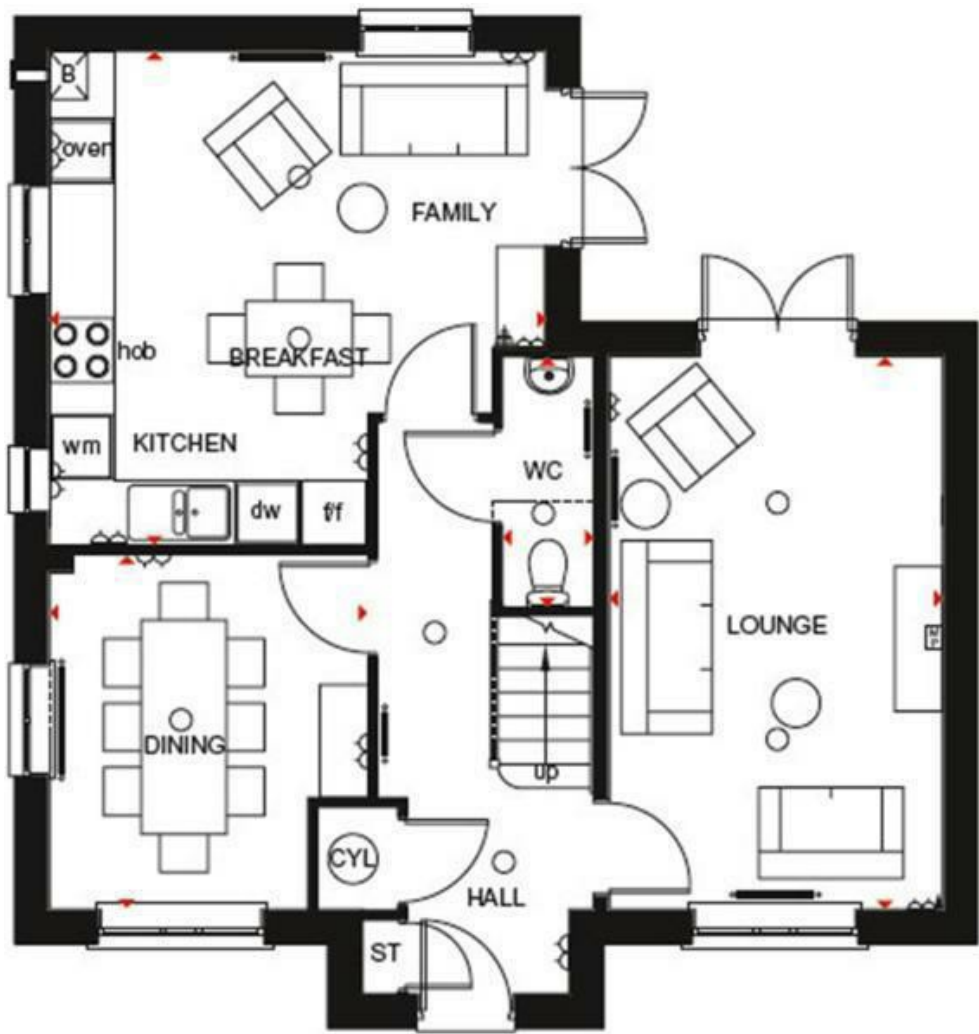
**Bedroom Three 12'2" x 9'1" (3.71 x 2.79)**

**Bedroom Four 7'0" x 7'5" (2.15 x 2.28)**

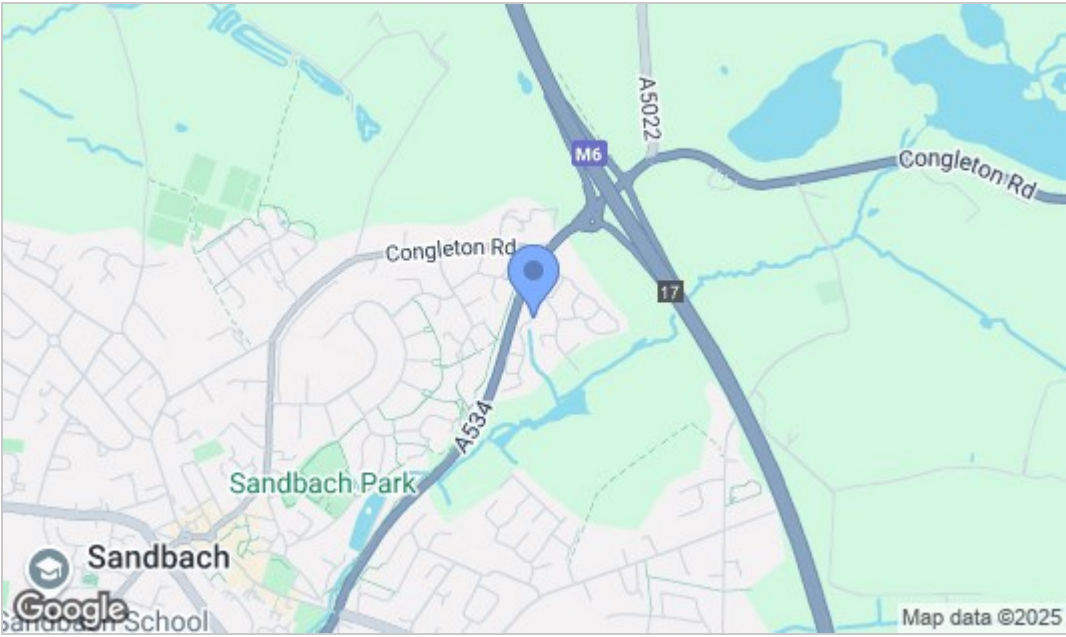
**Family Bathroom 6'9" x 5'6" (2.08 x 1.7)**

**Detached Garage 17'9" x 9'2" (5.413 x 2.808)**

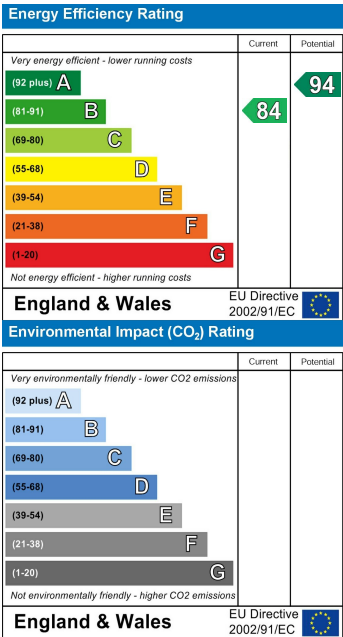
Floor Plan



Area Map



Energy Efficiency Graph



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