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3 Wrights Lane, Sandbach, CW11 2JX

Offers Over £500,000

NO ONWARD CHAIN! Take a moment to view our signature, guided tour of this impressive home!

Neatly placed down a quiet lane 3, Wrights lane is a most impressive semi-detached family residence occupying an established and yet secluded location on this highly desirable lane, convenient for Sandbach town centre along with its many amenities.

The property has been comprehensively extended and updated in more recent years offering deceptively spacious accommodation which is both versatile and well planned throughout!

Accompanying this home are a wealth of appealing features to note, some of which include: double glazing throughout, an air source heat pump providing the central heating, solar panels which are owned outright, an exposed brick fireplace with cast iron stove to the 22' lounge, a refitted open-plan kitchen/breakfast room fitted with a contemporary units, a range of integrated appliances and separate matching utility, a generous through dining room, a large ground floor cloakroom and a welcoming entrance hall.

Upstairs, the spacious theme continues with 5 well-proportioned double bedrooms and a versatile 6th bedroom or ideal home office! The bedrooms are serviced via a family bathroom, guest shower room and separate WC, all of which have been sympathetically updated with pleasant tiling and stylish sanitary ware.

Accommodation

Entrance Hall 6'2" x 4'7" (1.893 x 1.406)

Lounge 22'1" x 15'4" (6.746 x 4.689)

Conservatory 16'0" x 6'6" (4.896 x 2.002)

Dining Room 16'7" x 11'8" (5.058 x 3.577)

Lobby 3'10" x 2'10" (1.185 x 0.866)

Cloakroom 6'11" x 5'9" (2.114 x 1.775)

Family Kitchen/Breakfast Room 21'0" x 14'0"
(6.418 x 4.286)

Utiity Room 11'0" x 5'1" (3.355 x 1.557)

First Floor Landing 23'3" x 6'8" (7.110 x 2.052)

Bedroom One 14'1" x 11'10" (4.315 x 3.611)

Bedroom Two 12'2" x 11'11" (3.716 x 3.633)

Bedroom Three 11'4" x 6'5" (3.455 x 1.963)

Bedroom Four 11'2" x 9'11" (3.409 x 3.034)

Bedroom Five 11'1" x 9'5" (3.386 x 2.882)

Bedroom Six/Study 8'2" x 7'0" (2.508 x 2.134)

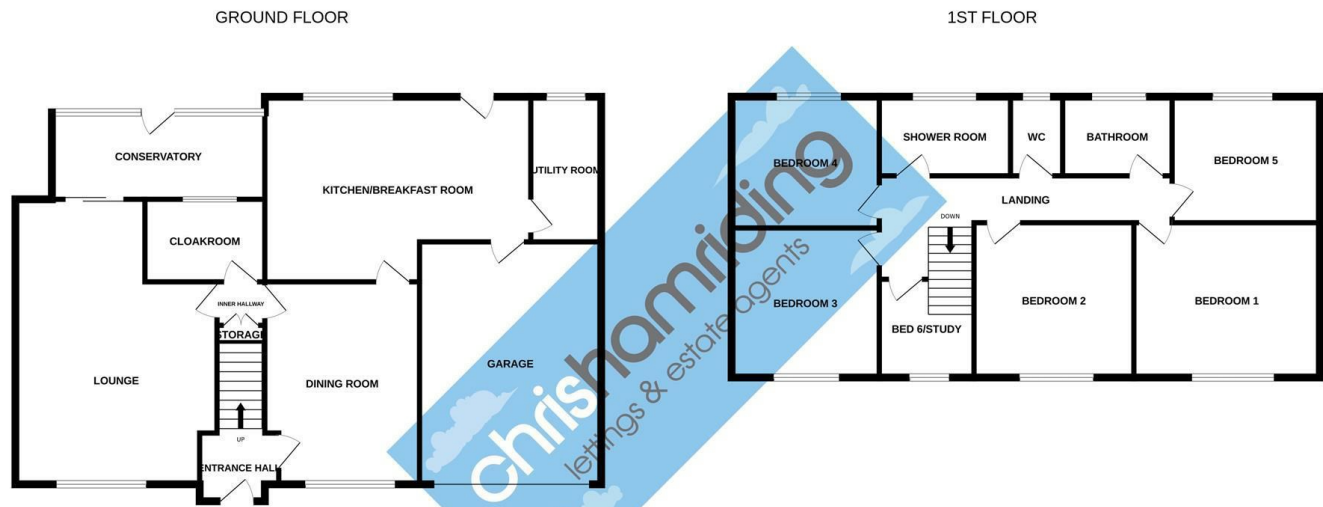
WC 6'2" x 3'0" (1.901 x 0.916)

Bathroom 9'4" x 6'0" (2.854 x 1.854)

Shower Room 10'2" x 5'11" (3.102 x 1.805)

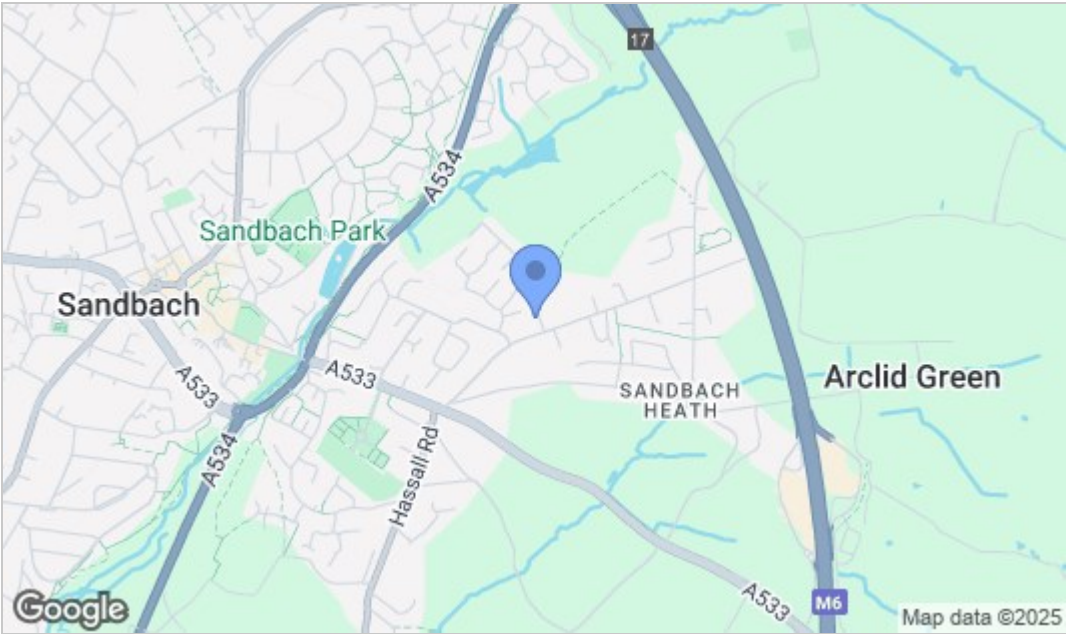
Integral Garage 17'11" x 12'9" (5.475 x 3.910)

Floor Plan

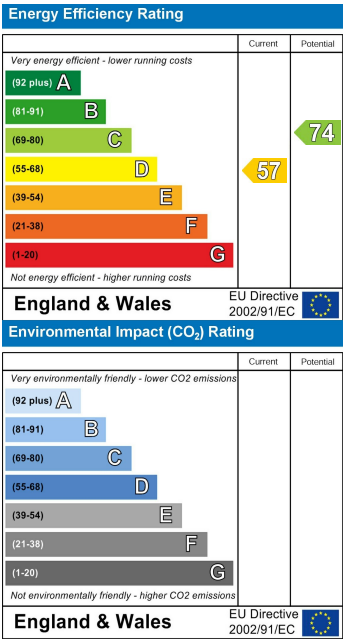


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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