

# chris hamriding

lettings & estate agents



## 99 Forge Fields, Sandbach, CW11 3RD

### Offers In The Region Of £440,000

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

Positioned on a sought-after development in the village of Wheelock with playing fields and both canal-side and countryside walks on your doorstep, this home offers a wonderful family lifestyle, being positioned close to highly regarded local schooling for both primary and secondary students and an abundance of open countryside, this is a fantastic proposition for one lucky buyer!

Accompanying the home are a number of attributes to note, some of which include: a welcoming entrance hall, hardwearing flooring throughout, a spacious lounge with bay window and wood burning stove, a superb open-plan living dining kitchen towards the rear of the home - this is such a flexible space and would be perfect for those who love to host & entertain, with a range-style cooker, a whole host of deep storage and mechanised units plus feature French doors overlooking the rear garden. There is a separate utility/boot room keeping the kitchen area tidy and a ground floor WC.

Upstairs, the spacious theme continues with a principal bedroom that is an impressive 280 square feet, (the same size as some reception rooms we see!), including a dressing area which has a pleasant aspect to the rear and a wealth of built-in wardrobes. The principle en-suite has a four piece sanitary suite and bedroom two also enjoys en-suite shower facilities. Bedrooms three and four are well planned and serviced by a refitted family bathroom with stylish décor and wall tiling.

## Accommodation

Entrance Hall 11'1" x 4'6" (3.397 x 1.387)

Lounge 16'1" x 13'5" (4.904 x 4.111)

Open Plan Living Kitchen/Diner

Living Area 12'0" x 9'2" (3.666 x 2.808)

Dining Area 19'5" x 10'4" (5.919 x 3.158)

Kitchen Area 21'3" x 7'11" (6.487 x 2.435)

Utility 11'11" x 8'3" (3.653 x 2.519)

WC 4'11" x 3'7" (1.516 x 1.116)

First Floor Landing 10'0" x 4'11" (3.073 x 1.499)

Master Bedroom 22'10" x 12'5" (6.974 x 3.793)  
(including dressing area)

En-suite 9'9" x 6'2" (2.972 x 1.886)

Bedroom Two 13'6" x 11'4" (4.117 x 3.471)

En-suite 5'9" x 5'2" (1.767 x 1.587)

Bedroom Three 14'2" x 8'9" (4.340 x 2.673)

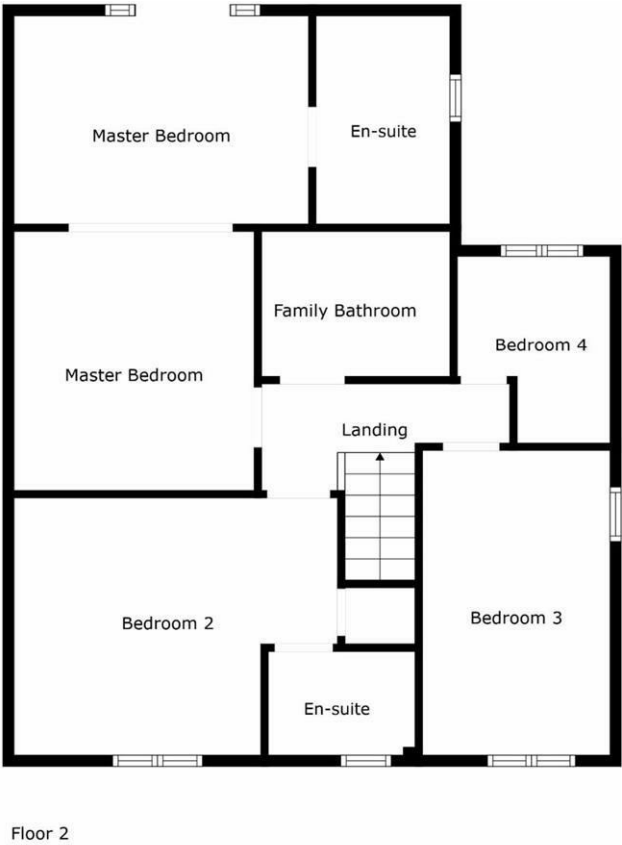
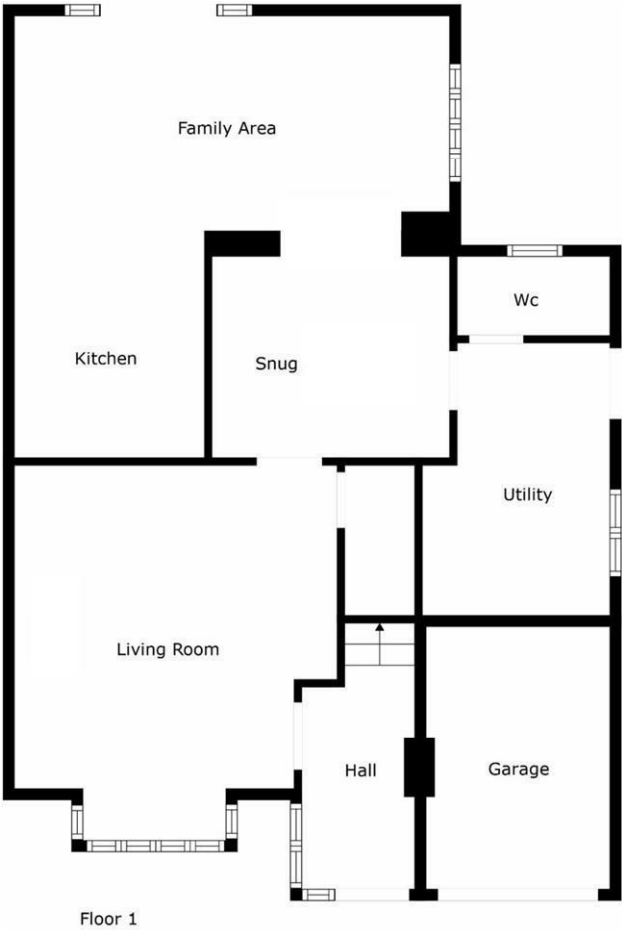
Bedroom Four 8'9" x 8'7" (2.675 x 2.637)

Family Bathroom 6'10" x 6'3" (2.106 x 1.907)

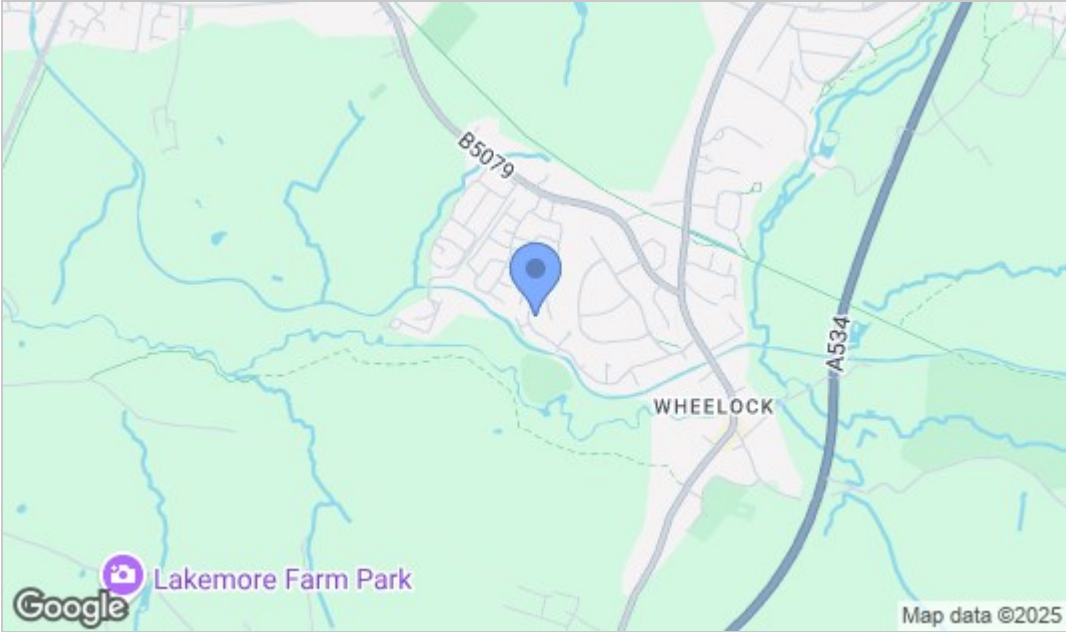
Garage 11'4" x 8'8" (3.463 x 2.652)



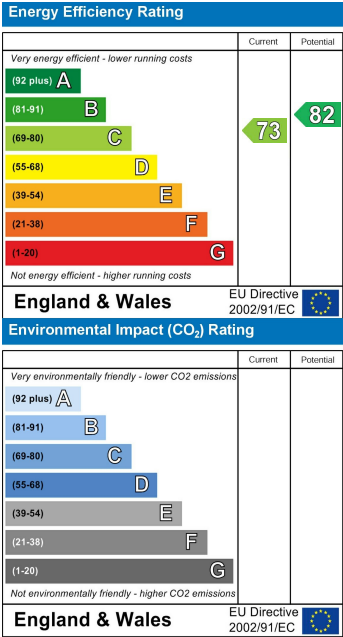
Floor Plan



Area Map



Energy Efficiency Graph



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