

# chris hamriding

lettings & estate agents



## 39 Paddock Road, Sandbach, CW11 3SN

### Offers In The Region Of £499,950

WATCH OUR GUIDED VIDEO TOUR OF THIS WONDERFUL, EXECUTIVE FAMILY HOME!!

Built by reputable builders 'Redrow Homes' back in 2020 to their 'Shaftesbury' design on the ever-popular Abbeyfields development, this immaculate, well-balanced and spacious home enjoys a prominent corner position on the estate and is the ideal fit for modern family life, with the perfect blend of open-plan living and formal reception spaces. There is a large kitchen/diner/family area with a whole host of integrated appliances, shimmering working surfaces and shaker style units which sides onto the rear garden, making this a great sociable space with feature glazing and French doors! In addition, there is a sizeable dual aspect lounge where the layout can be reconfigured to suit your needs, a separate utility/laundry space keeping the kitchen area neat and tidy plus a handy downstairs cloakroom.

Upstairs, the home enjoys a galleried landing providing access to all four exceptional bedrooms, with luxury en-suite shower facilities to the master plus a fabulous family bathroom and plenty of wardrobe space/built-in storage to bedroom four! With the sizeable accommodation & specification on offer here, you and your family will be able to enjoy the lifestyle that comes with this wonderful home for years to come!

In our opinion the local area is nothing short of excellent too, with great access to highly regarded schooling for both primary & secondary students, handy commuter access via Sandbach Railway Station & the M6, plus an extensive range of amenities in the Town Centre and miles of rolling Cheshire countryside on your doorstep!

Don't just take our word for it though, read on to find out more, view our video, photos & floorplan then call us here at Chris Hamriding Estate Agents to book that all-important viewing!

## Accommodation

Entrance Hall 12'11" x 6'5" (3.96 x 1.97)

Cloakroom 6'7" x 3'4" (2.03 x 1.03)

Open-Plan Kitchen/Diner 24'10" x 11'6" (7.57 x 3.52)

Utility 6'7" x 5'8" (2.03 x 1.75)

Living Room 21'1" x 11'6" (6.44 x 3.52)

First Floor Landing 15'8" x 6'8" (4.79 x 2.04)

Bedroom One 11'10" x 11'6" (3.62 x 3.52)

En-suite 6'2" x 2'11" (1.88 x 0.91)

Bedroom Two 11'10" x 9'3" (3.62 x 2.82)

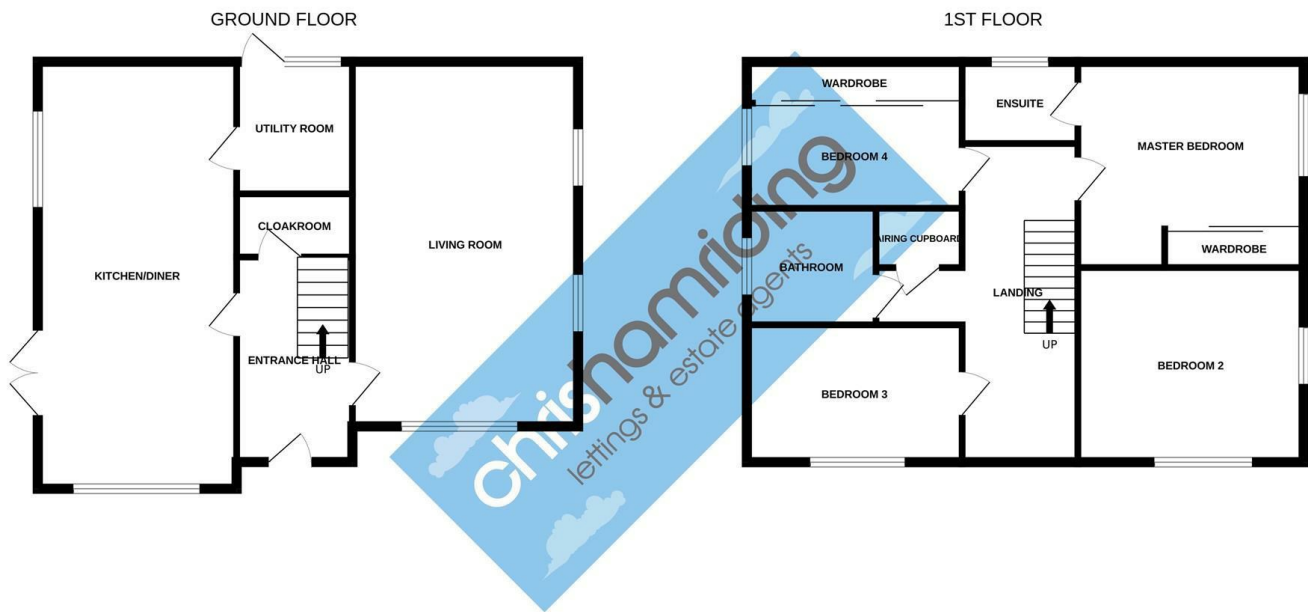
Bedroom Three 11'6" x 6'9" (3.52 x 2.06)

Bedroom Four 11'8" x 8'10" (3.58 x 2.70)  
(Including built-in wardrobes)

Family Bathroom 8'1" x 6'7" (2.48 x 2.01)

Detached Garage 19'4" x 8'7" (5.91 x 2.63)

Floor Plan

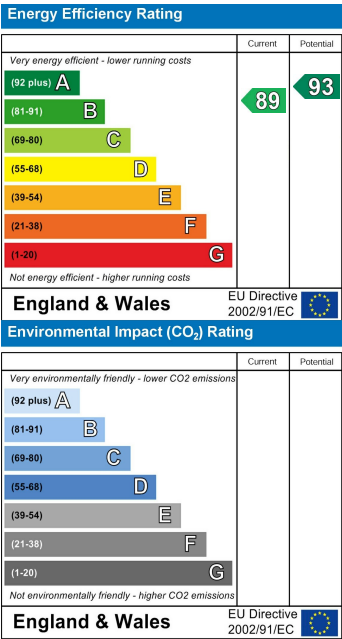


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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