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lettings & estate agents



2 Frank Hughes Avenue, Sandbach, CW11 3TA

Offers In The Region Of £475,000

Take a moment to view our signature guided tour of this impressive, freehold family home & all of its features!

Located just off Hind Heath Road and situated on the extremely popular Heathlands development by Miller Homes, the 'Stevenson' is a substantial, four bedroom family home enjoying a pleasant corner plot on this popular, young development. The home itself is centered around a stunning entrance hall which leads to the main reception areas. There is a sizeable social living/dining/kitchen on one side of the house with a whole host of integrated appliances and working surfaces, French doors and a handy separate utility. On the other side of the grand entrance hall is a spacious lounge, the perfect place to unwind with its retrospectively fitted media wall, walk-in bay window and stunning 'herringbone' luxury vinyl tile flooring. Completing the ground floor is a useful cloakroom/Wc and a versatile study/play room, a great place for this kids to relax or to finish off a day at work!

On the first floor the spacious theme continues with four well planned bedrooms, en-suite and family bathroom. Three of the four double rooms boast high quality built-in robes and the decor is exceptional throughout, you can literally move straight in! All four bedrooms are naturally illuminated with dual aspect glazing, an attribute rarely seen in modern homes!

Externally, the property enjoys a corner plot, with detached double garaging and driveway. The size of the gardens are impressive and the way it has been landscaped is great for gatherings, having resin seating areas

Accommodation

Entrance Hall 17'1" x 6'10" (5.217 x 2.100)

Lounge 14'4" (into bay) x 13'6" (4.386 (into bay) x 4.132)

Open-plan Kitchen/Diner 22'5" x 11'6" (6.849 x 3.509)

Utility 6'10" x 6'4" (2.092 x 1.955)

Cloakroom 4'8" x 3'0" (1.437 x 0.926)

Study/Snug 8'5" x 8'0" (2.568 x 2.448)

First Floor Landing 14'2" x 10'5" (4.319 x 3.194)

Bedroom One 12'2" x 11'7" (3.728 x 3.553)

En-suite 6'11" x 5'8" (2.109 x 1.745)

Bedroom Two 12'2" x 11'5" (3.710 x 3.501)
(to front of built-in wardrobe)

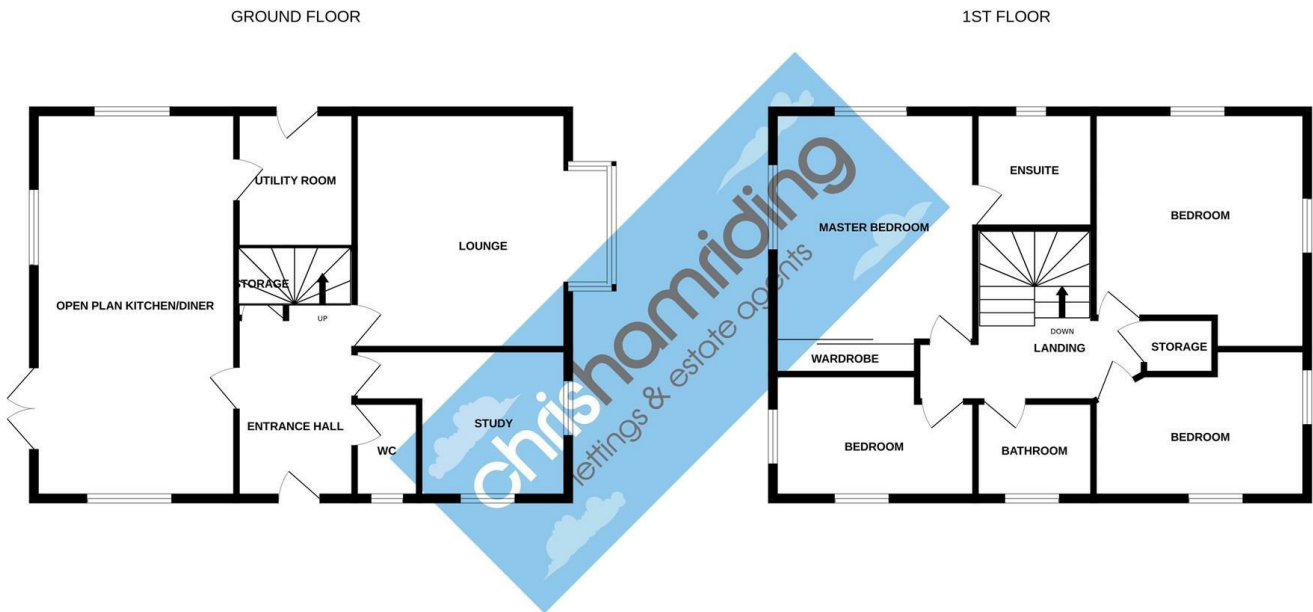
Bedroom Three 11'5" x 7'9" (3.489 x 2.371)

Bedroom Four 11'4" x 8'2" (3.461 x 2.490)

Family Bathroom 7'3" x 5'6" (2.218 x 1.680)

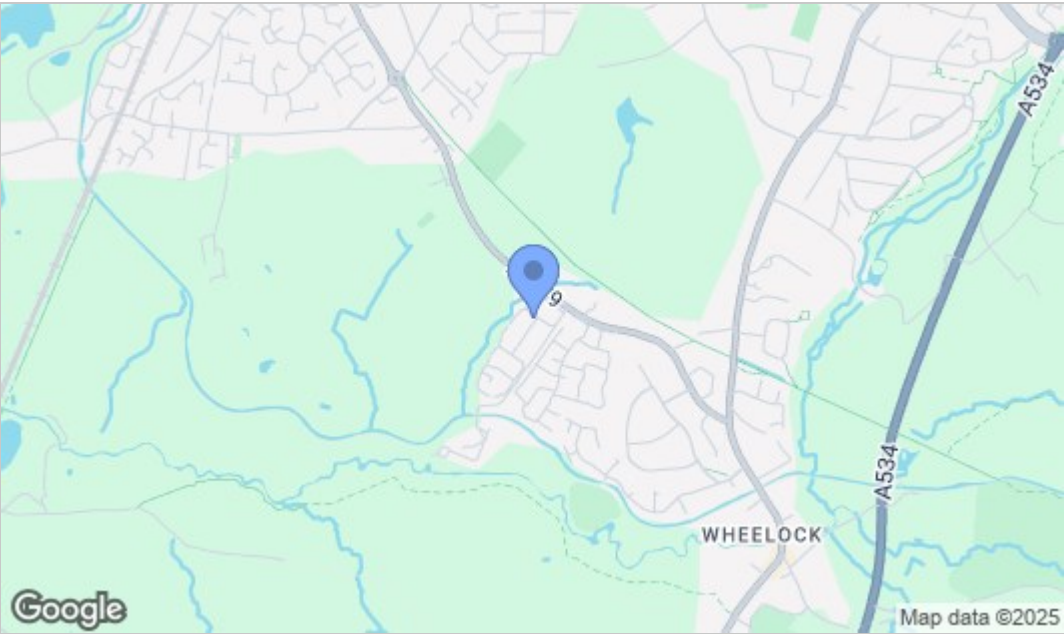
Detached Garage 20'2" x 20'2" (6.149 x 6.149)

Floor Plan

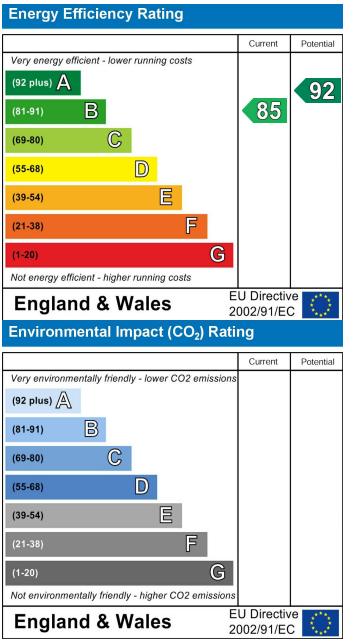


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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