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lettings & estate agents



23 Caldon Close, Sandbach, CW11 3DE

Offers In The Region Of £550,000

Take a moment to view our guided, aerial tour of this fabulous family home & its upgrades!

Constructed by reputable builders 'Bovis Homes' to the 'Arundel' design on the ever-popular Saxon Lea development, Caldon Close boasts a modern layout that is both stylish and functional. Enjoying over 1600 square feet of internal accommodation and five spacious bedrooms, there is plenty of room for the entire family!

The heart of the home is undoubtedly the open-plan living kitchen/dining space located at the rear of the home with it's wealth of integrated appliances, Quartz working surfaces and quality shaker-style kitchen! There is a separate WC with matching units, keeping the entertaining space nice and clean. The home has quality LVT flooring in the entrance hall and an upgraded 'Rockwood' entrance door. The versatile study and spacious lounge are situated at the front of the home with a fabulous feature media wall, display shelving and refitted carpets to the lounge area whilst the study makes a great formal reception room or even home office. Upstairs, the stylish décor continues with 5 exceptional bedrooms, en-suite shower to the two main rooms and separate dressing area and fitted robes to the master suite. The remaining three bedrooms are serviced by a sizeable family bathroom, complete with a branded suite and stylish complementary tiling.

Externally, the house enjoys a detached garage, a driveway with EV charging point and an additional block paved parking area at the front of the home. The rear garden has a sunny south-easterly aspect, extended patio

Accommodation

Entrance Hall 12'3" x 8'11" (3.75 x 2.73)

Cloakroom 4'9" x 5'11" (1.45 x 1.82)

Study 9'10" x 8'0" (3.00 x 2.46)

Lounge 15'1" x 12'6" (4.60 x 3.82)

Open Plan Kitchen/Diner 30'5" x 12'0" (9.28 x 3.68)

Utility 8'2" x 5'6" (2.50 x 1.70)

First Floor Landing 11'3" x 8'11" (3.44 x 2.74)

Bedroom One 20'0" x 11'4" (6.12 x 3.46)

En-suite 6'8" x 4'11" (2.04 x 1.51)

Bedroom Two 12'3" x 10'2" (3.75 x 3.10)

En-suite 6'6" x 5'0" (2.00 x 1.54)

Bedroom Three 10'1" x 8'9" (3.08 x 2.69)

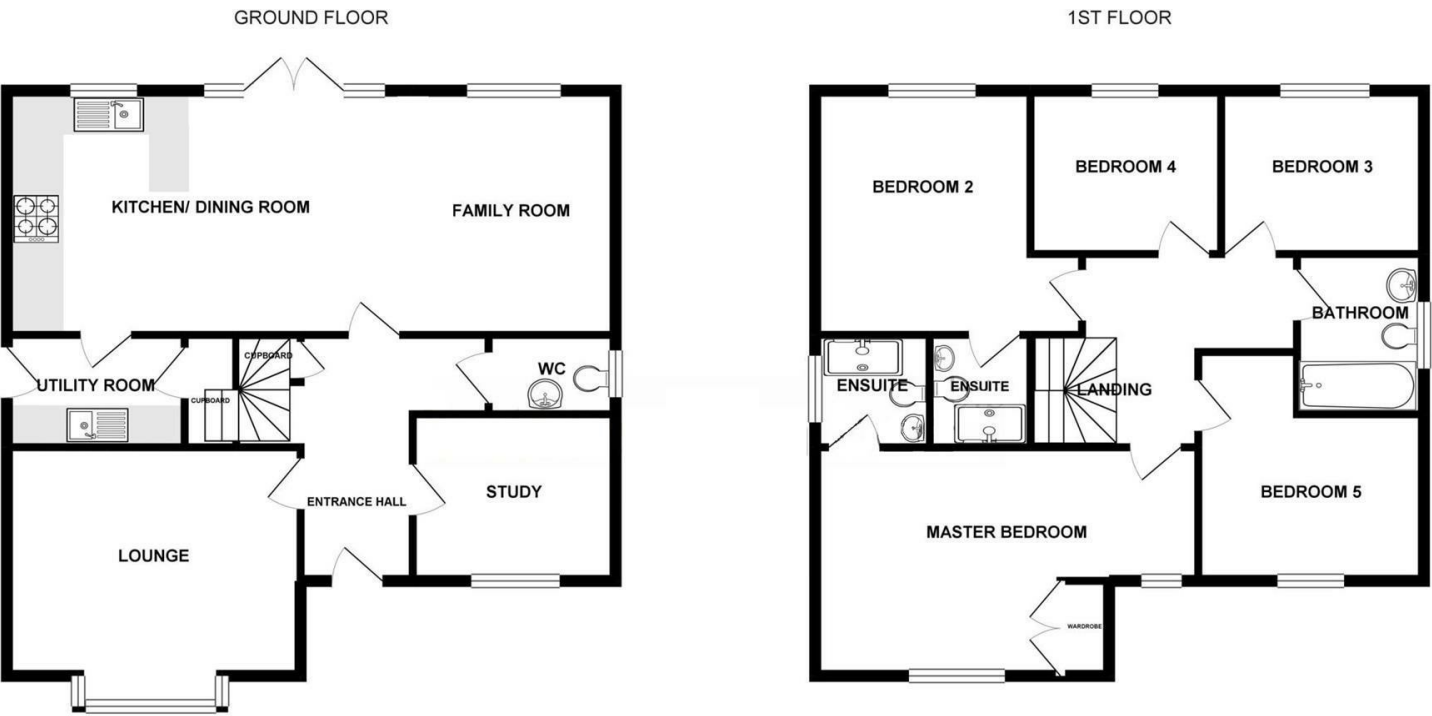
Bedroom Four 9'11" x 8'9" (3.03 x 2.69)

Bedroom Five 11'8" x 10'6" (3.56 x 3.22)

Family Bathroom 6'11" x 6'11" (2.13 x 2.12)

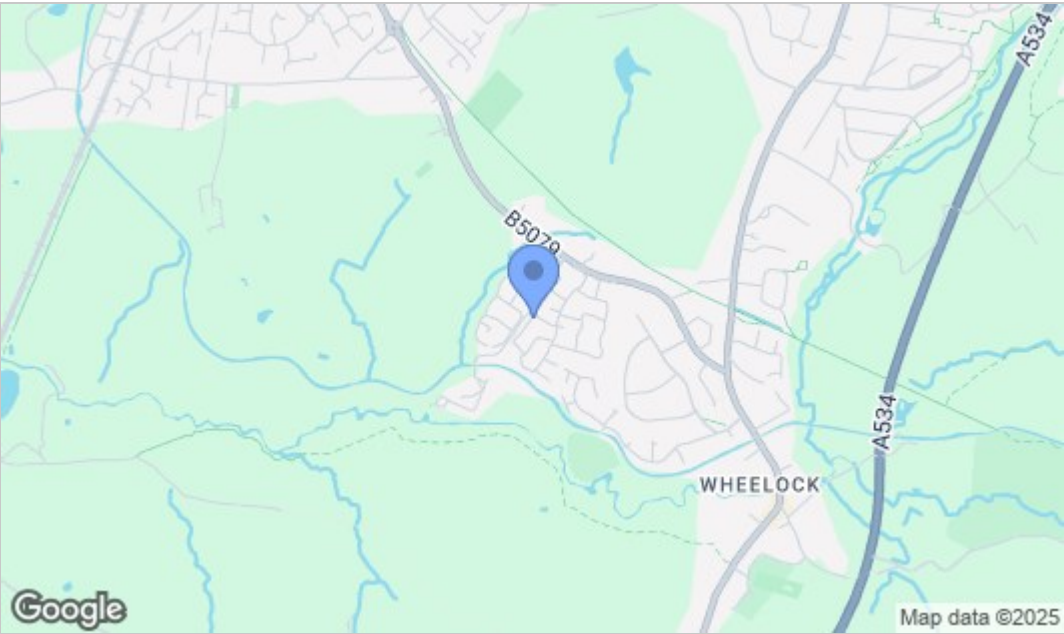
Detached Garage 18'1" x 9'1" (5.52 x 2.77)

Floor Plan

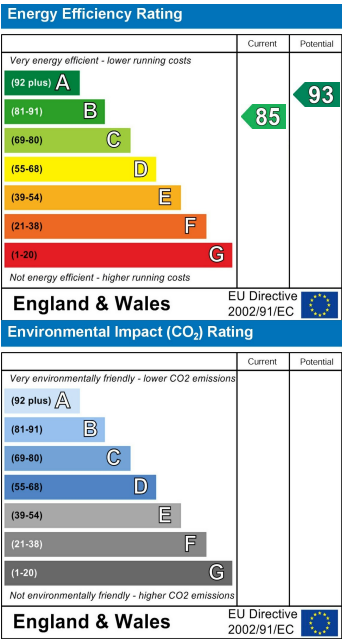


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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