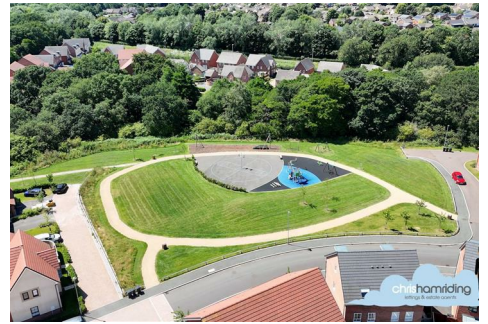


# chris hamriding

lettings & estate agents



## 2 White Wood Road, Sandbach, CW11 4AU

**Offers Over £300,000**

Take a moment to view our signature, aerial tour of this fantastic home & it's south west facing rear garden!

Originally constructed by reputable builders, Barratt Homes in 2021 to their 'Brentwood' Design on the ever-popular 'J-One Seven' development, this immaculately presented, three double bedroom home is a true credit to the current owners and offers a 'turn-key' proposition for one very lucky buyer with well-planned, versatile accommodation arranged over three floors. The home is situated within close proximity to Sandbach Town centre and it's many amenities and highly regarded schooling.

Accompanying the home are a number of features to note, some of which include:- Striking anthracite double glazing contrasting the natural rough-cast external rendering and energy efficient gas central heating, a downstairs cloakroom, a spacious & versatile dual aspect family room, a sociable kitchen/diner complete with high-gloss units, stunning flooring a range of branded integrated appliances and feature French glazing overlooking the rear garden. The first floor enjoys a beautiful dual aspect double bedroom plus family bathroom with white suite and formal lounge with Juliette balcony which could double up as another bedroom, if required! The second floor has a handy storage cupboard off the landing and a master suite with dressing area and a 'Jack & Jill' en-suite which can be accessed via the landing, providing a shower/bathroom suite on each floor. Finally, completing the accommodation there is yet another, dual aspect double bedroom on the second floor!

**Accommodation**

**Entrance Hall 14'0" x 5'1" (4.29 x 1.57)**

**Dining Kitchen 12'7" x 12'6" (3.85 x 3.83)**

**Cloakroom 5'2" x 3'2" (1.58 x 0.98)**

**Family Room 12'7" x 12'0" (3.84 x 3.66)**

**First Floor Landing 8'1" x 7'6" (2.47 x 2.30)**

**Lounge 12'7" x 11'9" (3.86 x 3.60)**

**Family Bathroom 6'2" x 5'6" (1.89 x 1.68)**

**Bedroom Two 12'7" x 11'0" (3.86 x 3.36)**

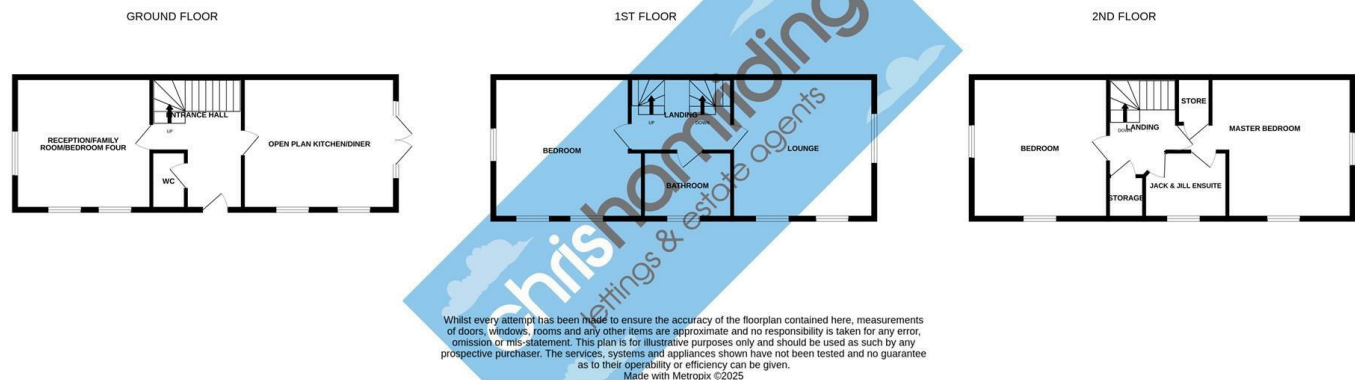
**Second Floor Landing 9'10" x 5'3" (3.01 x 1.61)**

**Bedroom One 16'0" x 12'7" (4.89 x 3.85)**

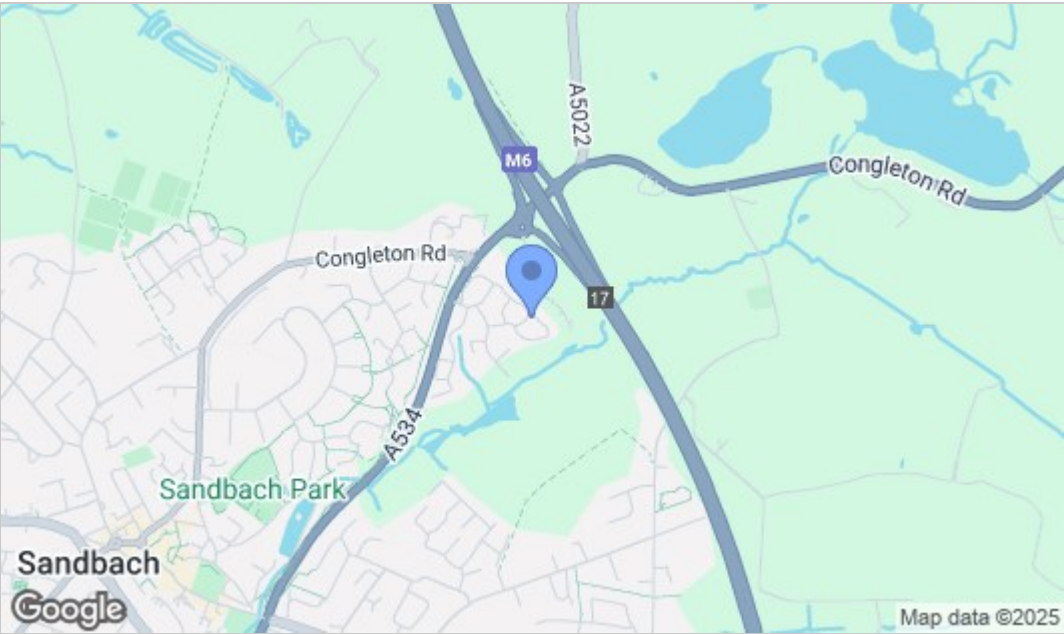
**Jack & Jill En-suite 7'6" x 5'0" (2.29 x 1.53)**

**Bedroom Three 12'7" x 9'2" (3.85 x 2.80)**

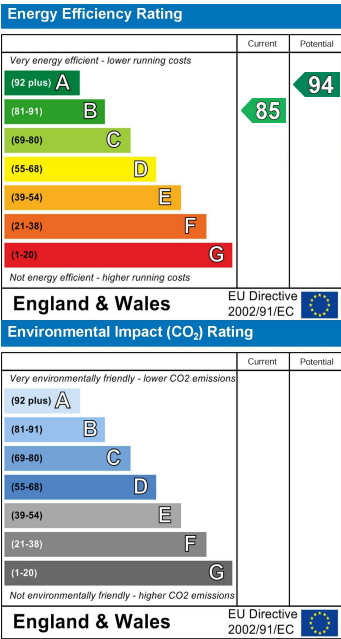
Floor Plan



Area Map



Energy Efficiency Graph



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