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6 Park House Drive, Sandbach, CW11 1YW

Offers In The Region Of £500,000

Take a moment to view our signature tour of this impressive home and its fabulous location!

Enjoying an established position on a highly-desirable estate, conveniently placed close to Offley Primary School and Sandbach Town Centre along with it's wide range of day-to-day amenities.

6, Park House Drive has been cleverly remodelled by the current owners in more recent years with the extension to the rear creating a large-open plan living/kitchen/diner that we all want nowadays!

Accompanying the home are a wealth of features to note, some of which include: LVT herringbone style flooring to the entrance hall, an exceptionally spacious lounge with a feature fireplace, a downstairs cloakroom, a conservatory with French doors backing onto the garden, a high gloss fitted kitchen incorporating a wide range of integrated & branded appliances, a kitchen island, high-quality working surfaces plus French doors and feature glazing, separate utility and LVT flooring throughout the entire space!

Upstairs, you are greeted by a larger than average landing space which provides access to four incredibly well-balanced bedrooms, with en-suite shower facilities and a wealth of built-in wardrobes Bedroom two was a real surprise to see with the space it offers with further built-in robes! Bedrooms three and four are on the rear of the home and offer both flexibility and practicality whilst having a wonderful view of the rear garden.

Completing the accommodation is the family bathroom with it's white sanitary suite, neutral tiling and designer flooring.

Entrance Porch 6'2" x 3'1" (1.90 x 0.96)

Entrance Hall 19'2" x 4'7" (5.85 x 1.40)

Cloakroom 6'0" x 3'0" (1.84 x 0.93)

Lounge 20'9" x 14'7" (6.34 x 4.47)
(maximum)

Open-Plan Living/Dining Kitchen 16'4" x 21'9"
(5.00 x 6.64)
(Overall)

Conservatory 10'3" x 9'8" (3.14 x 2.95)

Utility 8'0" x 5'1" (2.45 x 1.56)

First Floor Landing 16'9" x 9'0" (5.13 x 2.75)
(Maximum)

Bedroom One 14'5" x 12'8" (4.41 x 3.87)

En-suite 7'8" x 4'0" (2.34 x 1.23)

Bedroom Two 16'5" x 10'2" (5.02 x 3.12)

Bedroom Three 9'8" x 8'2" (2.96 x 2.51)

Bedroom Four 10'11" x 9'7" (3.33 x 2.94)

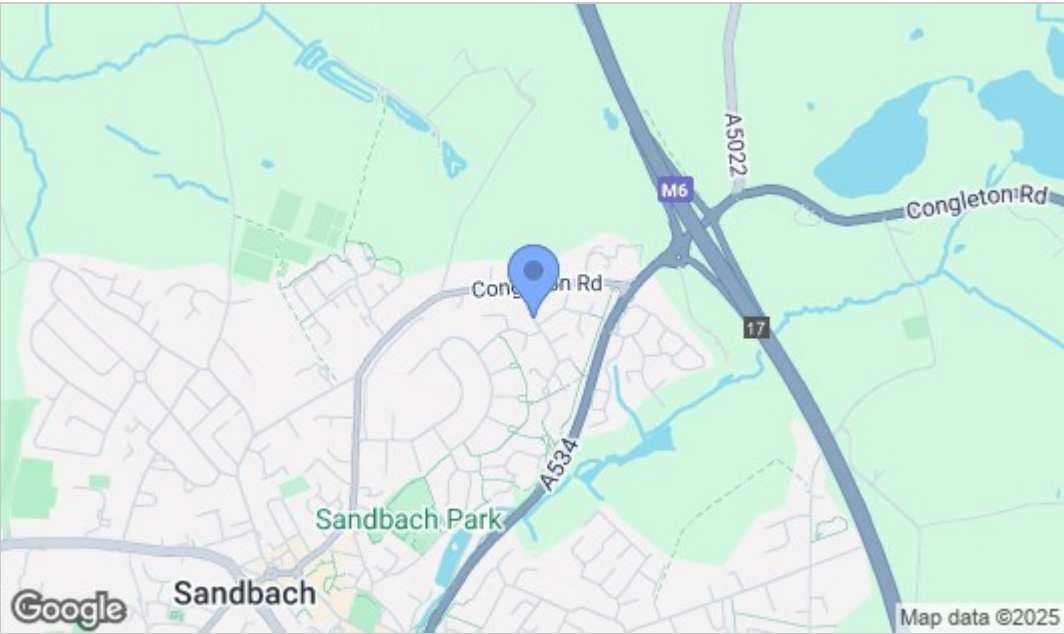
Family Bathroom 8'2" x 6'3" (2.50 x 1.93)

Integral Garage 17'3" x 8'2" (5.26 x 2.51)

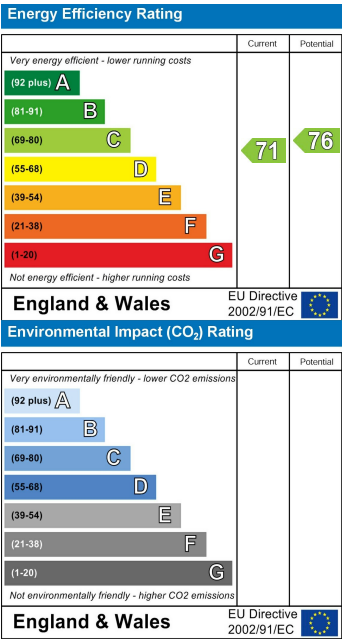
Floor Plan



Area Map



Energy Efficiency Graph



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