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40 Hawthorne Drive, Sandbach, CW11 4JH

Offers In The Region Of £650,000

Take a moment to view our signature tour & immerse yourself in this wonderful, wonderful home!

Created by an artisan local builder, this property exudes exceptional craftsmanship and attention to detail in every square inch! This versatile, detached property has been completely renovated to a superb standard & offers the perfect opportunity to acquire a stunning home that is only a few minutes walk from the town centre of Sandbach along with its variety of day-to-day amenities & excellent local schooling.

Internally, there is a large lounge spanning over 24' in length with feature stove, herringbone LVT flooring throughout the majority of the ground floor, a spacious ground floor bedroom at the front of the home which has access to a 'Jack & Jill' en-suite that can also be accessed via bedroom three, this could be transformed into dressing area making a stunning ground floor suite!

The rear of the home is the epitome of modern living, with a open-plan living/kitchen diner that will truly be the envy of your friends & family - Complete with quality working surfaces, a gorgeous kitchen, A DRU gas stove and feature glazing framing the rear gardens beautifully. In addition there is a separate matching utility space and ground floor WC.

Upstairs, this entire floor is one large master suite, with walk-through dressing area, a wealth of built-in robes and an en-suite that is larger than most family bathrooms! Again, oozing quality with a designer sanitary suite with quality tiling and fitments.

Accommodation

Entrance Hall 25'5" x 5'3" (7.75 x 1.61)

Lounge 24'2" x 12'10" (7.37 x 3.92)

Bedroom Two 16'11" x 13'10" (5.17 x 4.23)

Jack & Jill En-suite 7'9" x 4'5" (2.38 x 1.37)

Bedroom Three 10'0" x 14'0" (3.07 x 4.27)

Open-Plan Living Kitchen/Diner 26'0" x 23'9" (7.93 x 7.25)

Utility 13'0" x 8'10" (3.97 x 2.71)

Ground Floor WC 5'2" x 3'1" (1.59 x 0.95)

Master Bedroom 20'2" x 16'6" (6.15 x 5.03)

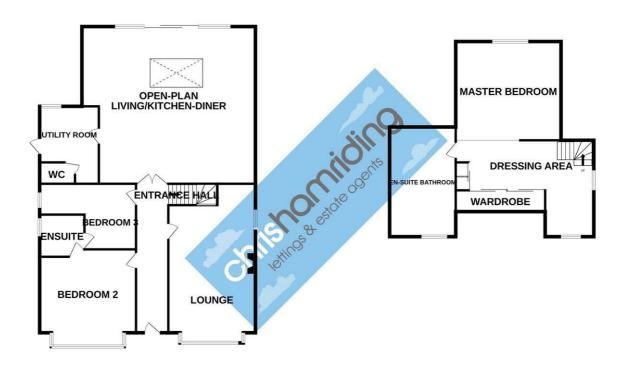
Dressing Area 22'10" x 14'8" (6.97 x 4.49)

(including wardrobe recess)

En-suite 15'11" x 9'8" (4.86 x 2.95)

Detached Garage 19'1" x 11'2" (5.82 x 3.42)

GROUND FLOOR



Area Map

Energy Efficiency Graph Congleton Ru Energy Efficiency Rating Sandbach Park **England & Wales** Sandbach **Environmental Impact (CO** The Hill Arclid Gree SANDBACH (92 plus) 🔼 HEATH (81-91) Map data @2025 England & Wales

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