

# chris hamriding

lettings & estate agents



## 7, Springfield Coppenhall Way, Sandbach, CW11 1LG

### Offers In The Region Of £330,000

NO CHAIN-Take a moment to view our signature tour of this impressive, freehold home & its fantastic location!

Springfield, Coppenhall Way is a select development made up of contemporary, similar style homes within a small cul-de-sac which enjoys a pleasant and quiet position, centrally located in the heart of Sandbach Town Centre. Excellent schooling can be found just a short distance from the home, in addition to a wide variety of day-to-day amenities that Sandbach has to offer.

The accommodation is well-planned, versatile and deceptively spacious, spanning to just short of 1200 square feet in all and is cleverly arranged over three floors. Accompanying the home are a number of features to note, some of which include: striking anthracite double glazing and composite entrance door, a spacious lounge with feature bay-window, a downstairs WC, oak style internal doors, an open plan kitchen/diner at the rear of the home complete with high-quality fitted kitchen with a wealth of integrated appliances, tiled floor wooden preparation surfaces and a breakfast peninsular plus French doors leading to the rear garden. On the first floor, there are two bedrooms plus a stylish family bathroom having a white, four piece suite with fully tiled frameless shower. Bedroom two is the size of a lounge & is beautifully presented with two windows overlooking the cul-de-sac, whilst bedroom three has pleasant aspect over the gardens. The second floor is a full master suite with generous bedroom, contemporary en-suite shower room and dedicated dressing room which could be THE perfect home office!

## Accommodation

Entrance Hall 16'0" x 10'10" (4.90 x 3.32)

Lounge 14'4" x 10'2" (4.39 x 3.10)  
(into bay window recess)

Cloakroom 5'2" x 2'9" (1.60 x 0.85)

Dining Kitchen 14'11" x 10'10" (4.55 x 3.31)

First Floor Landing 8'8" x 6'11" (2.66 x 2.11)

Bedroom Two 14'9" x 12'0" (4.50 x 3.68)

Bedroom Three 14'9" x 10'0" (4.50 x 3.05)

Family Bathroom 10'1" x 4'10" (3.09 x 1.49)

Second Floor Landing 8'8" x 6'10" (2.66 x 2.10)

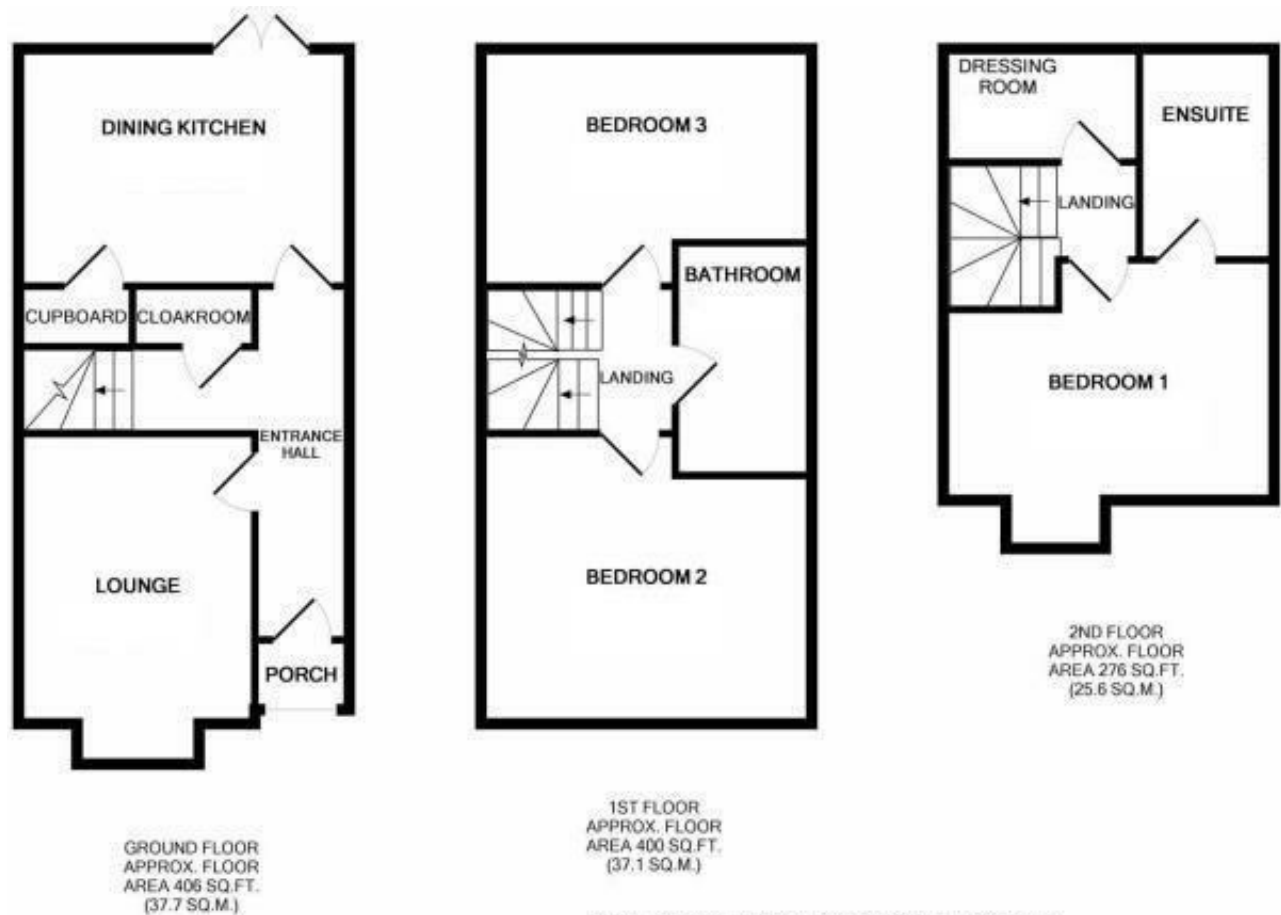
Bedroom One 14'9" x 11'3" (4.50 x 3.45)

En-suite 10'0" x 5'6" (3.05 x 1.68)

Dressing Room 8'5" x 4'11" (2.59 x 1.50)

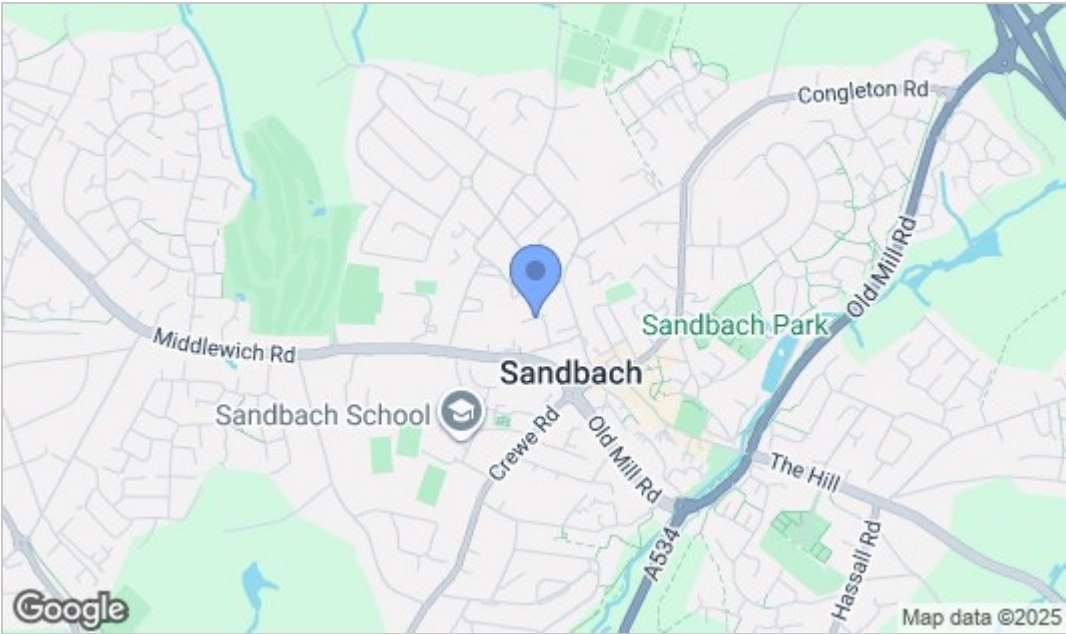


Floor Plan

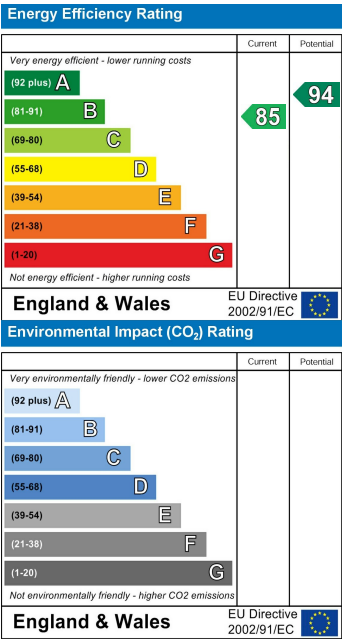


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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