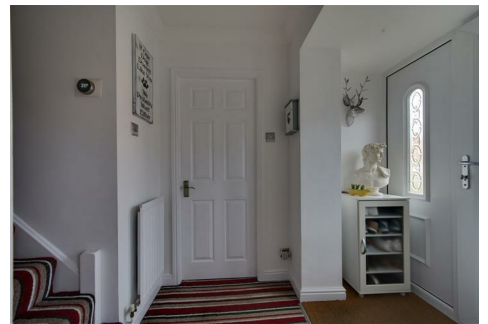


chris hamriding

lettings & estate agents



22 Arley Walk, Sandbach, CW11 3ZN

Offers In The Region Of £450,000

Take a moment to view our signature tour of this impressive, extended family home!

Nestled in the pleasant cul-de-sac of Arley Walk, Ettiley Heath, Sandbach, this stunning detached house offers a perfect blend of convenience and modern living. With four generously sized bedrooms, this property is ideal for upsize families, being located in a prime residential area. The home enjoys two well-appointed reception rooms on the ground floor, providing ample areas for relaxation for the entire family.

The property has been thoughtfully extended to the rear, enhancing the living space and offering over 1300 square feet in total! The garage has been converted in more recent years, which adds further versatility, making it an excellent space for a home office, playroom, additional storage or a downstairs bedroom. The heart of the home has to be the open-plan living/kitchen/diner at the rear, complete with contrasting high-gloss units, and a wealth of integrated appliances including a range cooker! In addition, there is a utility with matching units and a ground floor WC.

Upstairs, there are four well-balanced bedrooms, with a master suite having built-in robes and en-suite shower room, two further double rooms and a fourth single room currently used as an office.

Externally, the well-maintained garden offers a delightful outdoor retreat, perfect for enjoying sunny days or hosting summer barbecues with its extended patio, lawned area & relationship to the open-plan kitchen. At the front of the home has a side-by-side driveway and a mature lawn.

Accommodation

Entrance Hall 10'7" x 5'8" (3.23 x 1.75)

Lounge 16'1" x 11'9" (4.91 x 3.59)

Open-Plan Kitchen/Diner/Family Room 22'8" x 23'7" (6.92 x 7.20)

Utility 5'2" x 5'1" (1.60 x 1.55)

Cloakroom 4'2" x 2'8" (1.28 x 0.82)

Office/Snug/Downstairs Bedroom 15'9" x 7'8" (4.82 x 2.35)

First Floor Landing 10'6" x 5'8" (3.22 x 1.74)

Bedroom One 15'2" x 12'1" (4.64 x 3.69)

En-suite 8'1" x 5'4" (2.48 x 1.64)

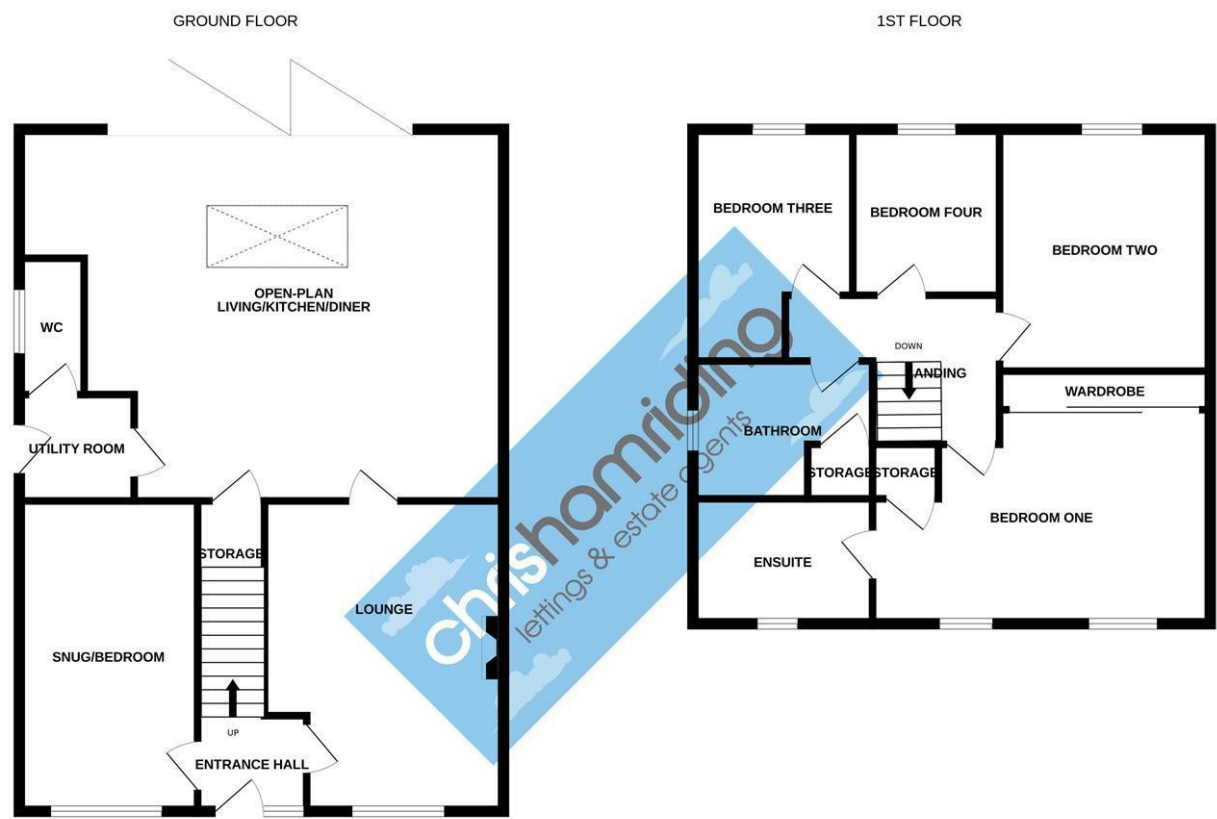
Bedroom Two 11'2" x 8'9" (3.421 x 2.69)

Bedroom Three 10'8" x 6'10" (3.26 x 2.10)

Bedroom Four 7'5" x 7'4" (2.27 x 2.25)

Family Bathroom 8'3" x 6'4" (2.53 x 1.95)

Floor Plan

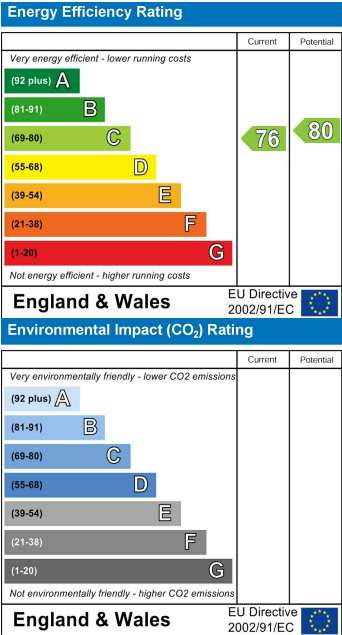


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.