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6 Meadowgate Close, Sandbach, CW11 3ZP

Offers Over £450,000

Take a moment to view our guided aerial tour of this wonderful home & immerse yourself with its fantastic position & rear aspect!

The property has seen considerable investment by the current owners during their tenure with a garage conversion, an attached garage which was constructed in more recent years and some luxury fixtures and fittings dotted throughout the home!

Accompanying the home are a number of features to note, some of which include: gas central heating and double glazing, a storm porch with quarry floor tiles and composite front door, a downstairs cloakroom with white suite, and a sizeable lounge with feature fireplace. The garage conversion provides an ideal additional snug lounge/ground floor bedroom, home office or playroom. Towards the rear of the home, there is the all important open-plan kitchen diner complete with oak 'shaker' style units, granite preparation surfaces, a wealth of integrated appliances, separate utility and French doors to the garden from the living/dining area! Upstairs, there are four exceptional bedrooms, with a refitted contemporary en-suite shower room to the master and stylish built in robes. Bedroom two, three and four are comfortable double rooms being serviced by a family bathroom with white sanitary suite and complementing wall tiles.

Externally, the home is approached via a tarmac drive & additional block paved driveway in front of the attached garage. The rear garden enjoys a tranquil aspect and plenty of privacy with its westerly orientation. The

Accommodation

Entrance Porch 8'0" x 3'6" (2.44 x 1.09)

Entrance Hall 15'8" x 5'10" (4.79 x 1.79)

Lounge 17'7" x 11'3" (5.38 x 3.43)

Office/Snug 14'9" x 7'6" (4.51 x 2.30)

Cloakroom 4'7" x 5'1" (1.42 x 1.55)

Open-Plan Kitchen/Dining Room 26'0" x 9'10"
(7.93 x 3.00)

Utility Room 5'8" x 4'11" (1.74 x 1.51)

First Floor Landing 11'10" x 5'2" (3.63 x 1.58)

Master Bedroom 17'7" x 14'0" (5.36 x 4.28)
(Maximum)

En-suite 8'0" x 5'4" (2.44 x 1.64)

Bedroom Two 12'3" x 9'10" (3.74 x 3.00)

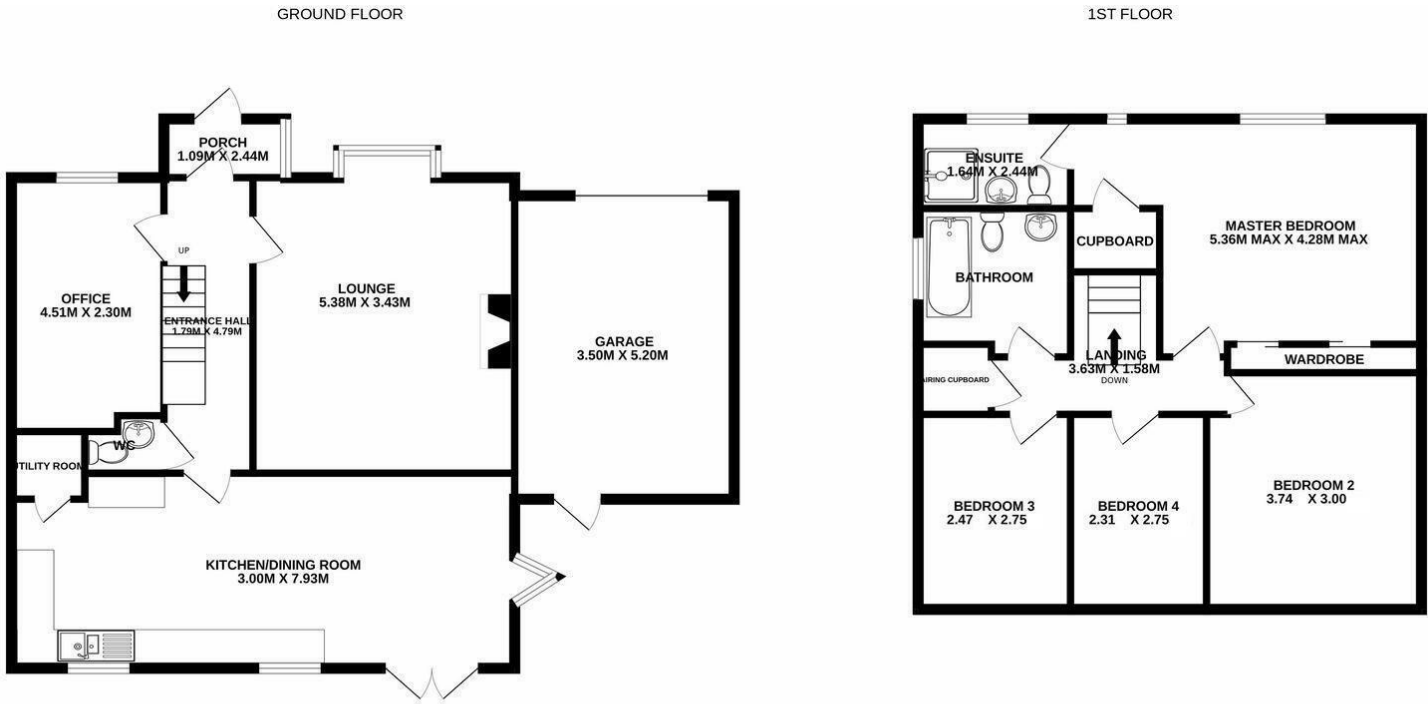
Bedroom Three 9'0" x 8'1" (2.75 x 2.47)

Bedroom Four 9'0" x 7'6" (2.75 x 2.31)

Family Bathroom 8'1" x 6'3" (2.48 x 1.92)

Garage 17'0" x 11'5" (5.20 x 3.50)

Floor Plan

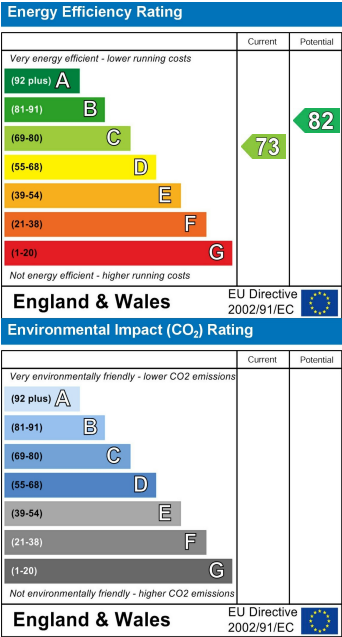


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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