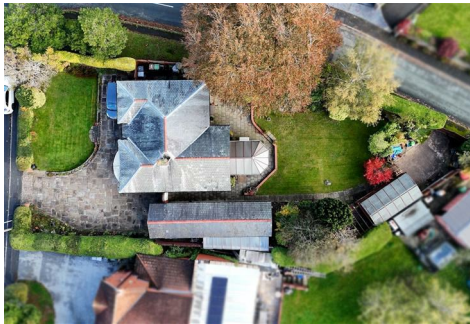


chris ham riding

lettings & estate agents



116 Bradwall Road, Sandbach, CW11 1GP

Offers In The Region Of £600,000

Take a moment to view our 'signature' guided tour of this fabulous true bungalow, it's grounds & desirable location!

'Winstock' represents a quite outstanding, 1930's period detached residence positioned on a generous corner plot, located on one of the town's most sought after and prime residential thoroughfares. Internally, this impressive true bungalow offers 1650sq ft of accommodation in all, with some beautiful mature gardens and range of brick-built outbuildings, offering one lucky buyer an instant lifestyle from the moment you turn the key! The property has been updated and improved by the current owners in more recent years whilst retaining some character features that you would expect from a property of this age.

Accompanying this home are a wealth of features to note, some of which include:- wood block flooring to the entrance hall, a feature bay window and fireplace to the multi-aspect formal lounge, a high quality in-frame fitted kitchen with natural marble working surfaces, branded appliances & Amtico flooring. There is a separate utility organising the space and at the rear of the home a sizeable conservatory with wonderful vistas over the rear gardens. Having three well-balanced bedrooms, the principal room has a refitted stylish en-suite shower room and is rear garden facing too! Bedroom two enjoys a range of quality built-in oak cabinetry whilst bedroom three is a versatile space, whether you require it as another double guest room or even a formal dining area!

Externally, the home is approached via an Indian stone driveway, leading to a detached garage with brick-built office and garden store behind. The rear garden is beautiful and mature, being a manageable size and

Accommodation

Entrance Hall 14'2" x 13'8" (4.32 x 4.19)
(Maximum)

Lounge 16'0" x 15'9" (4.90 x 4.82)
(into window recess)

Bedroom One 15'10" x 11'11" (4.85 x 3.65)

En-suite 7'10" x 3'11" (2.39 x 1.21)

Bedroom Two 13'11" x 11'11" (4.26 x 3.64)

Bedroom Three 10'7" x 10'0" (3.25 x 3.06)

Bathroom 11'8" x 6'0" (3.57 x 1.84)

Breakfast Kitchen 17'5" x 14'2" (5.33 x 4.34)

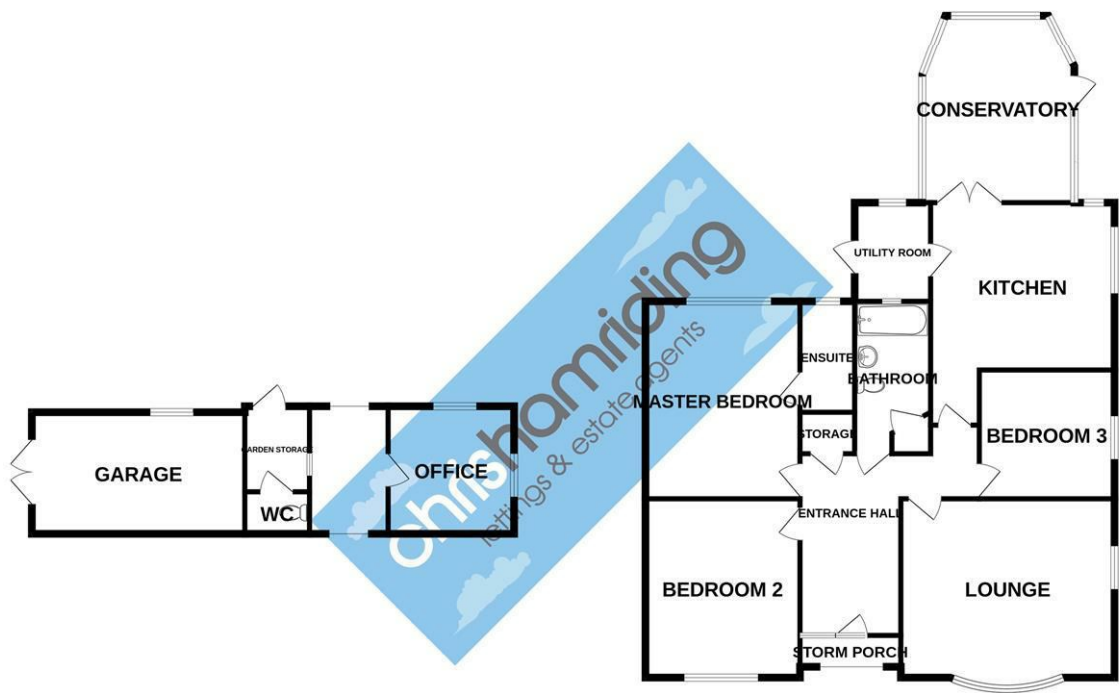
Utility 7'6" x 6'0" (2.31 x 1.83)

Conservatory 14'0" x 10'4" (4.28 x 3.16)

Home Office 9'11" x 9'9" (3.03 x 2.98)

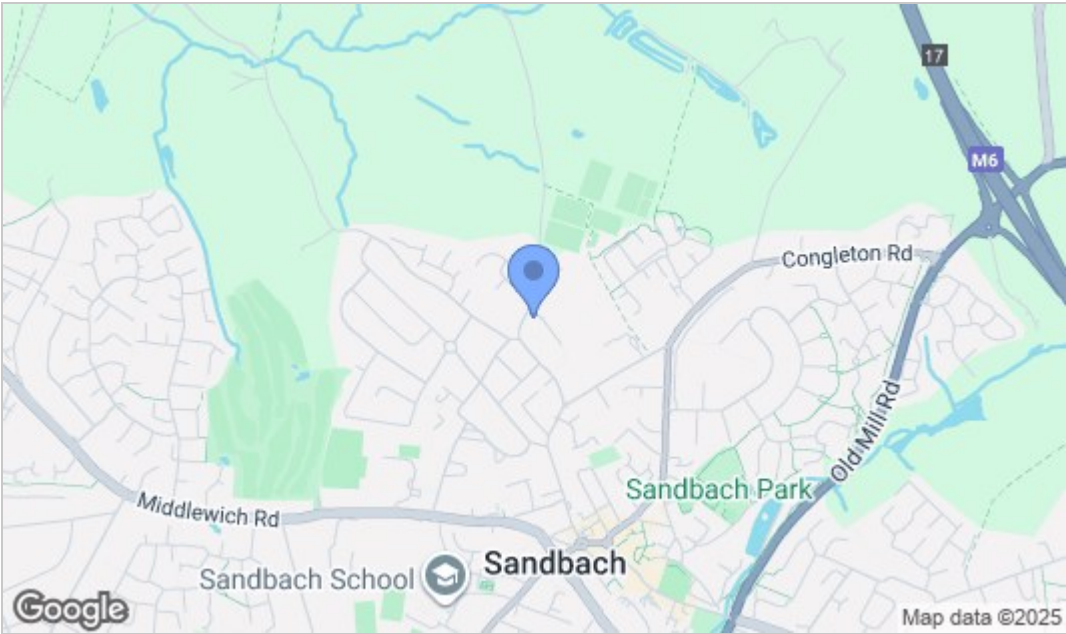
Garage 19'10" x 10'2" (6.07 x 3.12)

GROUND FLOOR

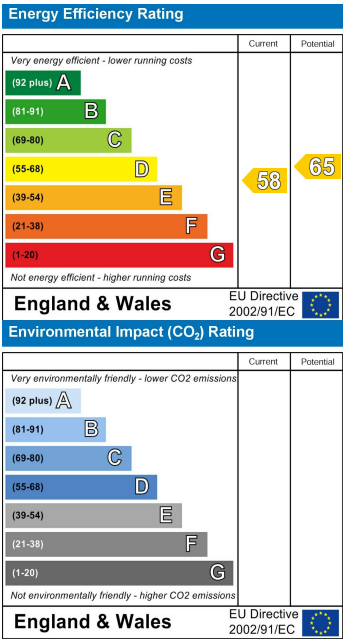


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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