

chris hamriding

lettings & estate agents



62 Paddock Road, Sandbach, CW11 3SN

Offers In The Region Of £475,000

WATCH OUR GUIDED VIDEO TOUR OF THIS WONDERFUL, EXECUTIVE FAMILY HOME!!

Built by reputable builders 'Redrow Homes' to their 'Cambridge' design, this immaculate, well-balanced home is the ideal fit for modern family life, with the perfect blend of both inviting, social areas and formal reception rooms with plenty of upgrades from the developer! In addition, some great family amenities on the estate & highly regarded local schooling within walking distance.

Accompanying the home are a number of features to note, some of which include:- decorative wall panneling and period style floor tiles to the entrance hall, Amtico flooring to the majority of the ground floor, a spacious lounge with cafe-style shutters and a feature fireplace with wood burning stove! Towards the rear of the home, the living-kitchen/diner enjoys 'herringbone' LVT flooring, shaker-style units and natural stone working surfaces plus a wealth of AEG built-in appliances and a separate utility area.

Upstairs, the beautiful period style decor continues with four well-balanced bedrooms with the master having quality built-in robes, wall panneling, shutters & en-suite shower facilities, two further double bedrooms plus a comfortable single room/nursery/home office.

Accommodation

Entrance Hall 8'7" x 6'9" (2.64 x 2.06)

Cloakroom 10'3" x 4'11" (3.13 x 1.52)

Lounge 17'1" x 11'9" (5.21 x 3.60)

Open-Plan Kitchen-Diner/Family Room 24'11" x 15'1" (7.62 x 4.60)

Utility 5'11" x 5'10" (1.81 x 1.80)

First Floor Landing 10'4" x 6'3" (3.17 x 1.93)

Bedroom One 14'9" x 11'10" (4.50 x 3.61)

En-suite 8'4" x 4'1" (2.56 x 1.25)

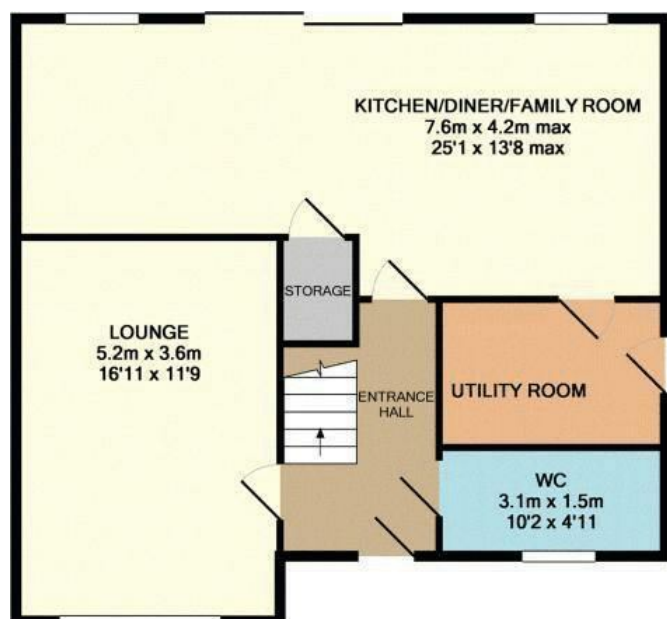
Bedroom Two 12'5" x 9'3" (3.81 x 2.82)

Bedroom Three 11'1" x 9'6" (3.40 x 2.91)

Bedroom Four 9'2" x 7'11" (2.81 x 2.42)

Family Bathroom 7'10" x 6'0" (2.40 x 1.85)

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 68.8 SQ.M.
(741 SQ.FT.)



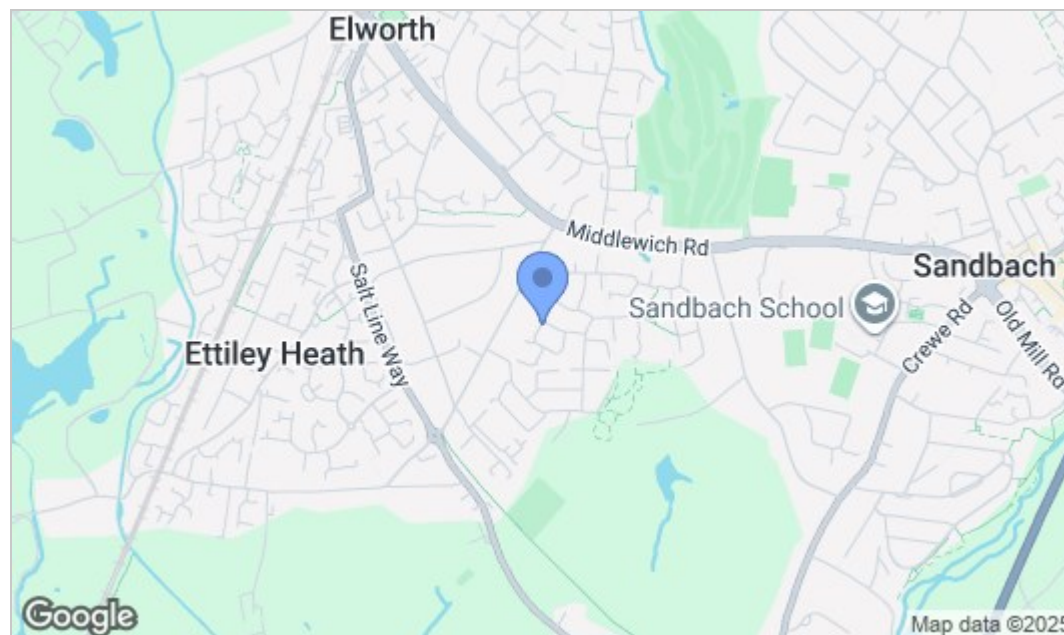
1ST FLOOR
APPROX. FLOOR
AREA 68.9 SQ.M.
(741 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.7 SQ.M. (1482 SQ.FT.)

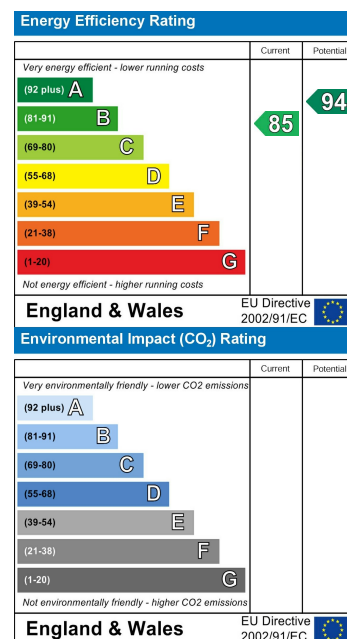
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2019

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.