

chris hamriding

lettings & estate agents



30A Heath Road, Sandbach, CW11 2JD

£525,000

Take a moment to view our guided, aerial tour of this family home & admire its great location & wonderful grounds!

A most impressive and well-presented detached residence, standing in extensive gardens situated in an established and highly-regarded part of the Town. Internally, the property boasts well-planned, extended accommodation of impressive proportions and in excellent decorative order throughout!

Many impressive features accompany this desirable home, some of which include:- wood block flooring to the entrance hall, oak style internals doors, a ground floor WC, a spacious lounge with bay window, a separate family room/snug, an open-plan breakfast kitchen which flows into a versatile rear garden facing living/dining room with French doors, vaulted ceiling & 'velux' style roof lights. In addition, there is a handy separate utility and integral single garage with roller door.

Upstairs, there are four well-balanced bedrooms, all accessed via an impressive landing, with both en-suite and dressing area to the master bedroom. The remaining three rooms are superior double rooms which are serviced via a family bathroom with white four piece suite and quality fittings!

Additional points of importance include an integral garage, approached by a driveway in-turn providing ample off-road parking, established gardens to both front and rear, the rear garden being a particular feature of the property extending to approximately 200 feet and enjoying an excellent degree of privacy.

Accommodation

Storm Porch 8'0" x 4'4" (2.44 x 1.33)

Entrance Hall 19'9" x 8'7" (6.03 x 2.64)

Cloakroom 6'0" x 3'1" (1.83 x 0.94)

Lounge 20'2" x 12'0" (6.15 x 3.67)

Family Room/Snug 11'11" x 9'1" (3.64 x 2.79)

Open-Plan Living Kitchen/Diner

Kitchen/Breakfast Area 18'6" x 12'0" (5.66 x 3.66)

Living/Dining Area 18'3" x 10'9" (5.57 x 3.28)

Utility 7'4" x 4'11" (2.24 x 1.50)

First Floor Landing 19'11" x 10'9" (6.09 x 3.29)
(Maximum)

Bedroom One 19'3" x 12'0" (5.89 x 3.68)
(Including dressing area)

En-suite 8'2" x 5'6" (2.50 x 1.69)

Bedroom Two 12'2" x 9'1" (3.73 x 2.78)

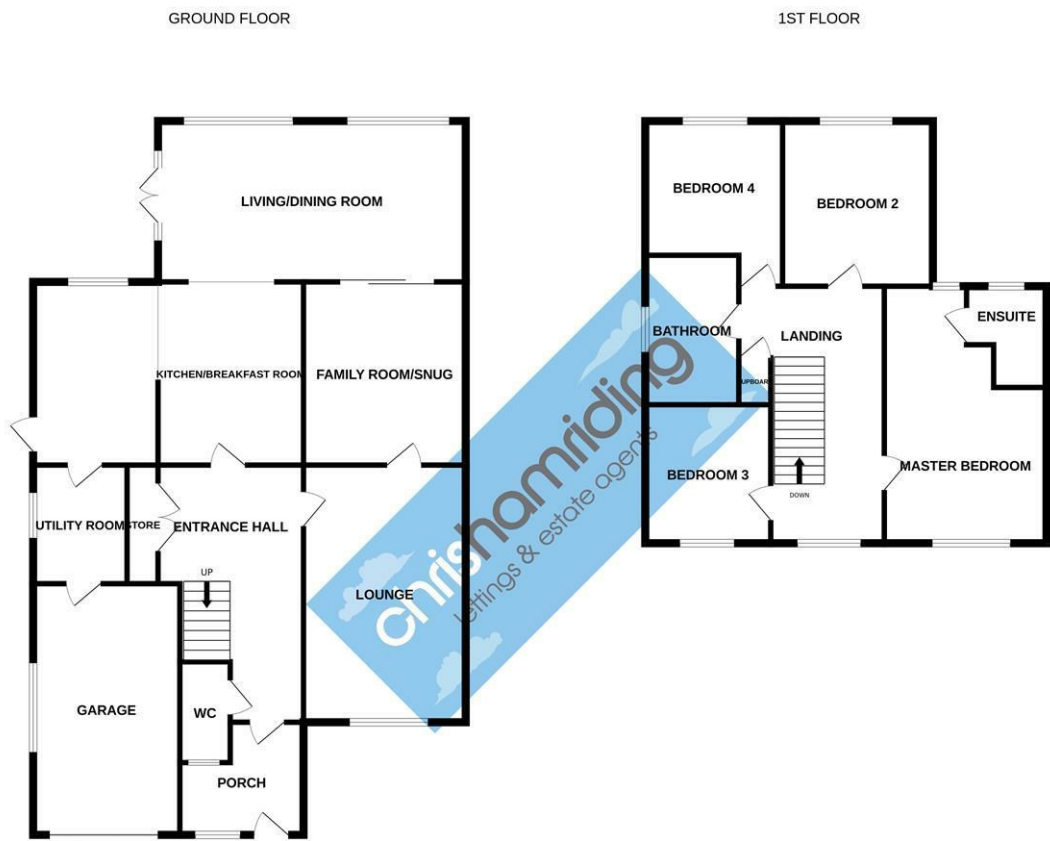
Bedroom Three 12'5" x 9'2" (3.79 x 2.80)

Bedroom Four 11'11" x 9'1" (3.65 x 2.77)

Family Bathroom 9'4" x 5'4" (2.87 x 1.65)

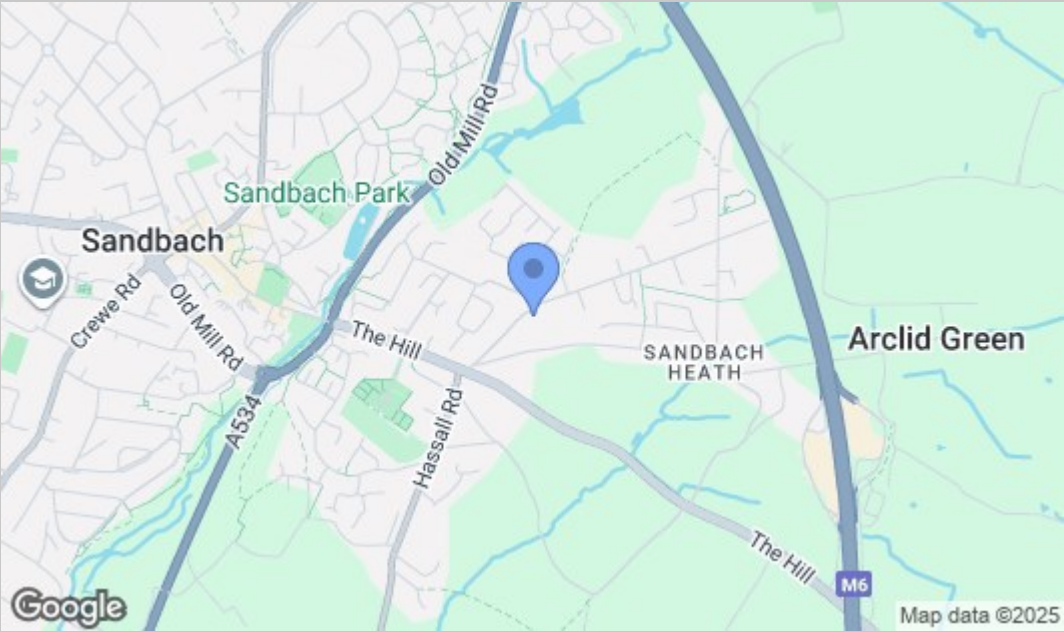
Integral Garage 17'5" x 9'3" (5.31 x 2.83)

Floor Plan

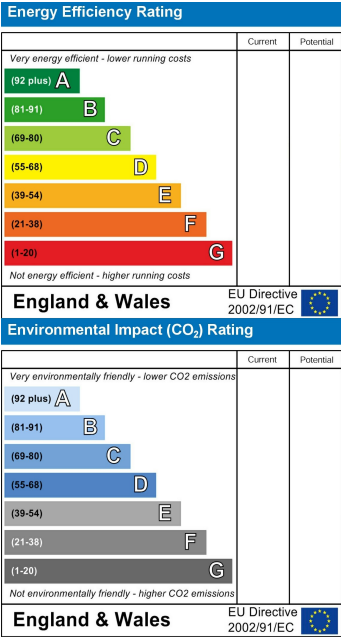


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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