

# chrishamriding

## lettings & estate agents



### 1 Chartwell Park, Sandbach, CW11 4ZP Offers In The Region Of £529,950

Take a moment to view our signature, aerial tour of this impressive family home to fully appreciate its grand proportions & location!

Enjoying an exceptionally desirable location this executive, detached family home has an exclusive corner position, close to highly regarded local schooling for both primary and secondary students and being just a short drive into Sandbach Town centre along with its variety of day-to-day amenities.

Accompanying the home are a number of impressive features to note, some of which include: Luxury vinyl tile flooring to the majority of the ground floor, a cloakroom with white sanitary suite, a sizeable dual aspect lounge with 'inglenook' style fireplace and feature stove, a neighbouring formal dining/family room with feature exposed brick fire surround and handy built-in cupboard. The breakfast kitchen is the hub of the home complete with a wealth of deep storage, quality integrated appliances, granite preparation surfaces and breakfast peninsular.

Moving upstairs, the landing is like a room in itself & could easily be partitioned to create a fifth bedroom, if required (subject to relevant permissions) with ample storage off and access to all four bedrooms. The master has a luxury en-suite shower with large 'Hansgrohe' rainfall shower whilst the remaining bedrooms are serviced perfectly via the family bathroom having a fully tiled 'Jacuzzi' style bath & further high quality sanitary fittings.

## Accommodation

**Entrance Hall 7'10" x 5'9" (2.41 x 1.77)**

**Cloakroom 5'1" x 3'7" (1.57 x 1.11)**

**Family/Dining Room 16'9" x 12'4" (5.12 x 3.78)**

**Lounge 18'0" x 11'1" (5.51 x 3.38)**

**Open-Plan Breakfast Kitchen/Diner 18'1" x 11'0"  
(5.53 x 3.37)**

**First Floor Landing 13'3" x 11'11" (4.05 x 3.65)**

**Bedroom One 12'11" x 10'10" (3.94 x 3.31)**

**En-suite 8'4" x 5'1" (2.55 x 1.55)**

**Bedroom Two 10'9" x 9'0" (3.30 x 2.76)**

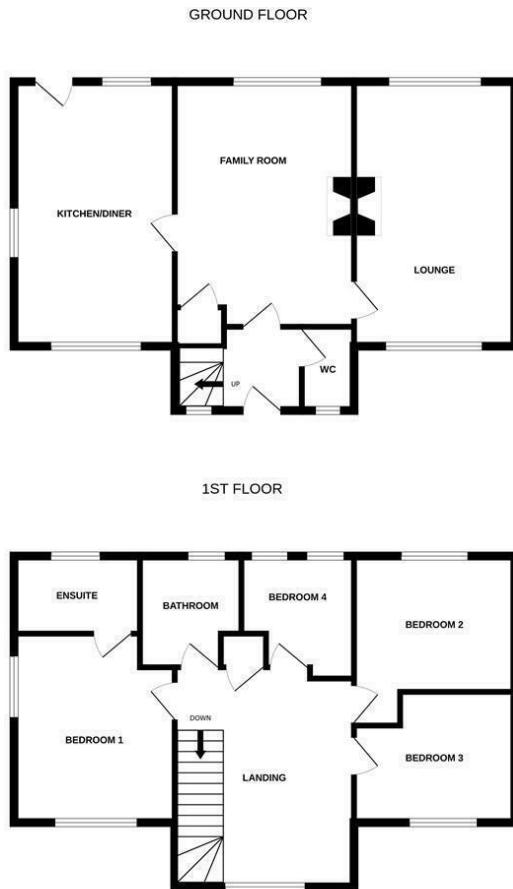
**Bedroom Three 10'9" x 8'10" (3.30 x 2.71)**

**Bedroom Four 8'6" x 7'11" (2.60 x 2.43)**

**Family Bathroom 8'7" x 6'10" (2.62 x 2.10)**

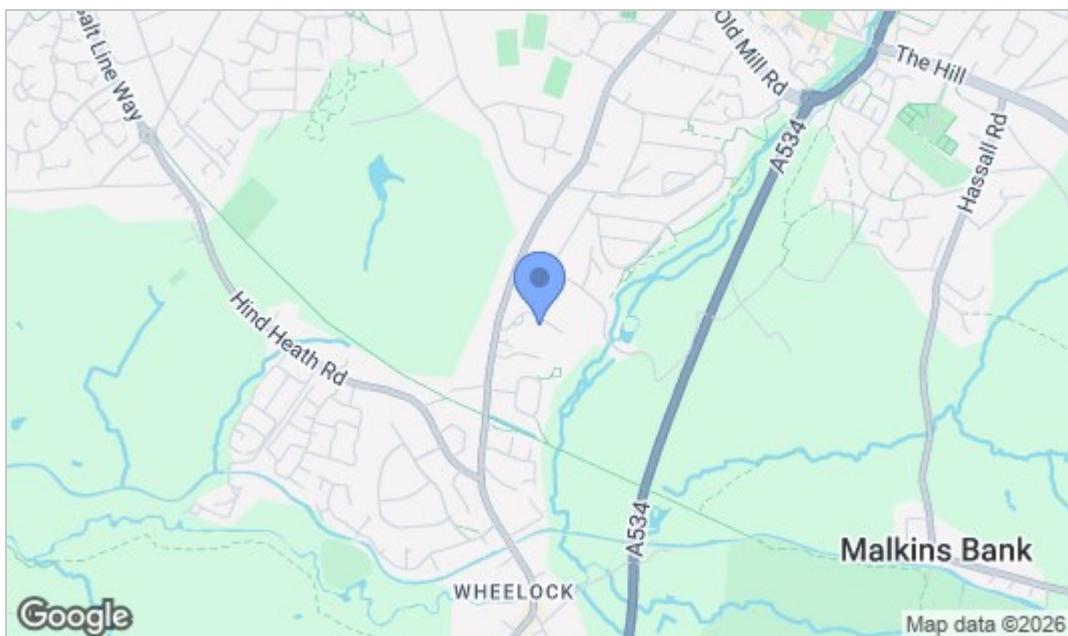
**Detached Garage 17'9" x 16'4" (5.43 x 5.00)**

## Floor Plan

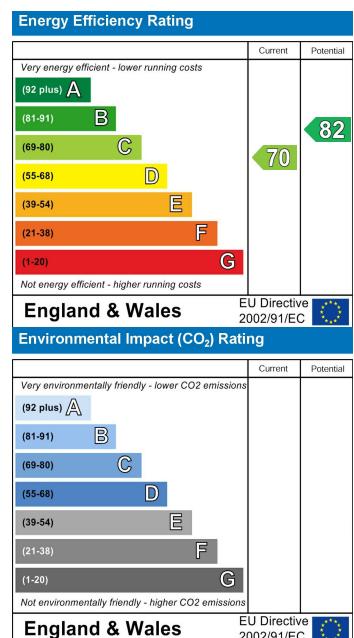


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and dimensions are approximate and no guarantee is given that any floorplan taken any surveyor, architect or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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