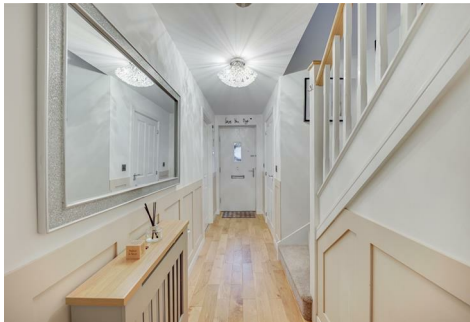


# chris hamriding

lettings & estate agents



## 18 Samuel Twemlow Avenue, Sandbach, CW11 4TY

**£349,950**

Take a moment to view our guided tour of this wonderful family home!

Constructed by Bellway Homes to their Weston design on the exclusive 'Water's Edge' development, aptly named due to the proximity to Winterley Pool, consisting of traditional 2-storey family homes, the estate enjoys an attractive village location in the heart of the south Cheshire countryside.

The ground floor comprises a front-facing formal lounge, complimented by an attractive bay window and an open-plan kitchen/dining area to the rear of the property having a wealth of built-in appliances and French doors giving access to the rear garden. The sellers have also improved the property during their tenure with the addition of oak style flooring, decorative wall panelling to the entrance hall & landing plus quality tiled flooring to the kitchen-diner. In addition, there is a beautifully presented ground floor WC & a useful understairs storage cupboard.

On the first floor, there are three exceptionally well-balanced double bedrooms, the second and third bedrooms are served by a contemporary family bathroom having quality 'Roca' sanitaryware. The front-facing master bedroom is a generous size and benefits from a modern en-suite with thermostatic shower.

Externally, the home benefits from a detached garage approached by a tarmac driveway providing tandem off road parking for multiple vehicles. The owners have added a gardens to both front and rear and a

## Accommodation

Entrance Hall 16'8" x 6'11" (5.09 x 2.11)

Cloakroom 6'3" x 3'0" (1.91 x 0.92)

Lounge 18'0" x 10'10" (5.51 x 3.32)  
(into bay)

Open-Plan Kitchen/Diner 18'1"x 10'9" (5.516x  
3.30)

First Floor Landing 12'4" x 8'8" (3.76 x 2.65)

Bedroom One 12'1" x 9'1" (3.70 x 2.78)

En-suite 6'3" x 5'8" (1.93 x 1.74)

Bedroom Two 11'6" x 9'1" (3.53 x 2.78)

Bedroom Three 11'2" x 8'7" (3.41 x 2.64)

Family Bathroom 6'8" x 6'3" (2.04 x 1.91)

Detached Garage

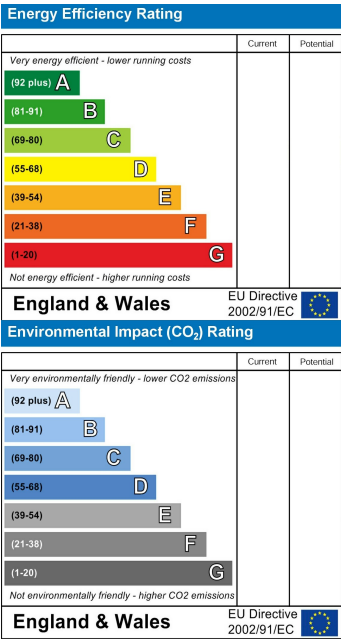
Floor Plan



Area Map



Energy Efficiency Graph



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