

chris hamriding

lettings & estate agents



32 Park Lane, Sandbach, CW11 1EW

Offers In The Region Of £450,000

Take a moment to view our signature, guided tour of this exceptional, period home!

Situated on a highly desirable road that needs very little introduction, this delightful 1930's semi-detached home exudes quality from the moment you step through the front door and has period features throughout! Having a deep, comfortable lounge at the front of the home with feature fireplace & bay window, a gorgeous and high quality open-plan living kitchen/diner to the rear complete with a separate utility & ground floor WC, a stunning orangery/garden room with bi-folding doors enjoying a picturesque vista over the rear gardens and beyond. Upstairs, there are three well-planned bedrooms (Bedroom three is not your typical 1930's 'box' room!) with the main two rooms enjoying ample built-in furniture/wardrobes and a well-appointed family bathroom - all of which have been renovated to a high standard in more recent years, providing the perfect balance of period style and contemporary comfort.

Step outside to discover the generous and totally private, south-westerly facing rear garden. A tranquil oasis that backs onto open fields. Enjoy the peaceful surroundings and soak up the sun in your own private outdoor sanctuary. The rear garden has been landscaped with ease of maintenance in mind, with artificial lawned area, raised deck and quality paving, designed totally for the enjoyment of the occupier & perfect for those who love to host!

Parking will never be an issue with space for up to five vehicles with a gorgeous, mature garden at the front of the home, being well set back from the road the mature hedgerows also provide excellent privacy &

Accommodation

Storm Porch 8'0" x 2'9" (2.46 x 0.86)

Entrance Hall 10'11" x 7'10" (3.34 x 2.41)

Lounge 15'1" x 12'0" (4.62 x 3.68)
(into bay)

Open-plan Kitchen/Diner

Kitchen Area 12'5" x 9'11" (3.79 x 3.03)

Dining Area 12'5" x 10'5" (3.79 x 3.20)
(into chimney breast recess)

Orangery/Garden Room 11'1" x 9'4" (3.40 x 2.87)

Utility 8'11" x 7'11" (2.73 x 2.42)

WC 4'9" x 2'7" (1.47 x 0.80)

Integral Garage 15'5" x 8'5" (4.71 x 2.59)

First Floor Landing 8'9" x 8'0" (2.68 x 2.45)

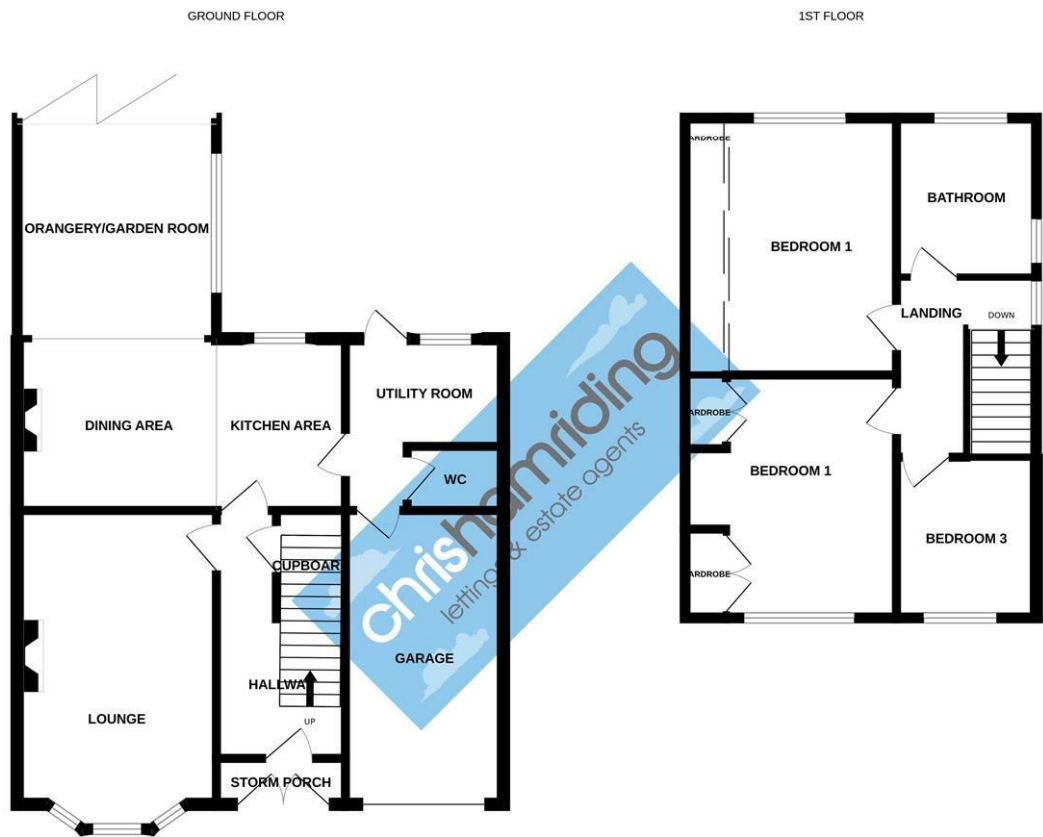
Bedroom One 12'5" x 9'9" (3.79 x 2.99)
(to front of built-in wardrobes)

Bedroom Two 13'0" x 11'1" (3.97 x 3.40)

Bedroom Three 9'3" x 7'11" (2.82 x 2.43)

Family Bathroom 9'3" x 7'10" (2.83 x 2.39)

Floor Plan

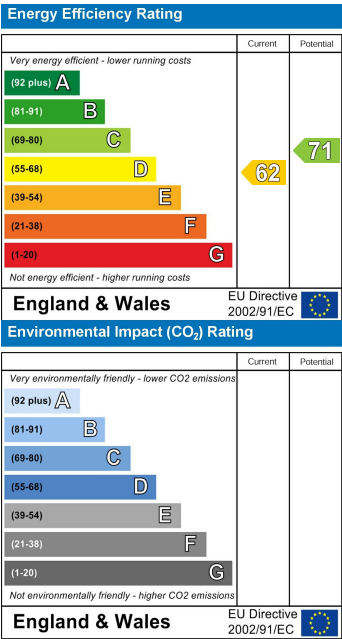


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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