



## 9 Scott Close, Elworth, Sandbach, CW11 3GX

£299,950

- Immaculately Presented Three Bedroom Detached Home
- Downstairs WC & First Floor Stylish Shower Room
- Ample Off Road Parking For Vehicles
- No Upward Chain
- Superb Size Lounge & Defined Dining Area
- Low Maintenance Gardens & Patio Area
- Conveniently Placed For Local Amenities & Schools
- Modern Breakfast Kitchen
- Attractive Frontage & Detached Garage
- End Of Cul-De Sac Location



## 9 Scott Close, Sandbach CW11 3GX

\*\*\*NEW INSTRUCTION \*\*\*Presenting a well proportioned and immaculately presented three-bedroom detached family home, located in the highly desirable Elworth area of Sandbach. Built to accommodate modern lifestyle this property combines practical and open plan living that elevate its appeal throughout.

The property internally benefits from a separate entrance hallway, the breakfast kitchen is equipped with modern style shaker units and incorporates a useful breakfast bar for dining.

Entering the lounge there is ample space for relaxing and boasts a feature fireplace with electric fire, the formal dining area offers plenty of light courtesy of the patio doors with direct access onto the attractive gardens.



Council Tax Band: C



For your convenience there is a useful downstairs WC.

Continuing up to the first floor accommodation there are three bedrooms with the master suite hosting a walk-in wardrobe, originally this perfectly proportioned closet was an en-suite shower room which could easily be reverted if desired.

To complete the first floor there is a stylish shower room.

Externally and further enhancing the property there is private driveway with ample capacity for multiple vehicles along with a detached garage.

The fully enclosed rear garden features a patio area perfect for outdoor entertaining or relaxed family moments. The gardens certainly presents the wow factor to the prospective new purchaser with an array of colourful plants, shrubs and mature foliage which wrap around the side of the home where there is additional access to the garage and driveway.

The frontage provides a superb gravelled space with a range of mature shrubs and as previously mentioned private off road parking for vehicles.

A blend of comfortable family living with its open-plan space, low maintenance gardens and ample parking.

Sandbach railway station is located within short proximity along with convenient transport links to the traditional market town of Sandbach with its wide selection of amenities, restaurants and wine bars to suit.

Education is well catered for with local primary schools, Sandbach high schools and sixth form college are all conveniently placed.

Offered with no upward chain this residence certainly stands out from the crowd and is

ideal for families, downsizers or first time buyers seeking both practicality and comfort in a sought-after location.

### **Entrance Hallway**

Having a front entrance door with access into the entrance hallway.

Wood effect laminate flooring. Radiator.

### **Breakfast Kitchen**

11'11" x 8'7"

Having a UPVC double glazed window to the front aspect and a UPVC double glazed door to the side with access to the garden.

Featuring a range of cream shaker style wall cupboard and base units with work surfaces over incorporating a sink and drainer with chrome mixer tap over, tiled splashback..

Space and plumbing for washing machine, space for fridge. Oven, Neff gas hob and extractor hood over. Breakfast bar with seating for two, space for fridge freezer. Double radiator. Coving to ceiling. Wood effect laminate flooring.

### **Lounge**

14'9" x 12'0"

Having a UPVC double glazed window to the side aspect.

Featuring a electric coal effect fire set on a wooden mantle and surround with marble effect hearth. Coving to ceiling. Two double radiators.

Arch way through to -

### **Defined Dining Area**

14'11" x 6'3"

Having UPVC double glazed sliding patio doors with access to the patio area and gardens.

### **Downstairs WC**

Having a UPVC double glazed obscure window to the front aspect. Featuring a two-piece modern suite comprising of a wash basin with storage underneath. WC with push flush.

Coving to ceiling. Chrome heated towel rail, wood effect laminate flooring.



### **First Floor Landing**

Having a UPVC double glazed window to the side aspect. Coving to ceiling.

### **Master Bedroom**

11'1" x 10'2"

Having a UPVC double glazed window to the front aspect. Radiator. Coving to ceiling. Access to the walk-in wardrobe -

### **Walk-In Wardrobe**

Having a UPVC double glazed obscure window to the side aspect. - could be reconfigured to a en-suite shower room. Radiator. Handy storage cupboard with shelving housing the boiler.

### **Bedroom Two**

7'1" into 9'3" x 8'6"

Having a UPVC double glazed window to the rear aspect. Access to the loft. Coving to ceiling.

### **Bedroom Three**

9'4" x 5'10"

Having a UPVC double glazed window to the rear aspect. Coving to ceiling.

### **Bathroom**

Having a UPVC double glazed obscure window to the side aspect. Featuring a corner shower cubicle, WC with push flush, countertop basin set on a vanity unit with storage underneath. Fully tiled walls. Laminate effect flooring. Chrome heated towel rail. Recessed downlights. Extractor fan.

### **Garage**

16'9" x 8'2"

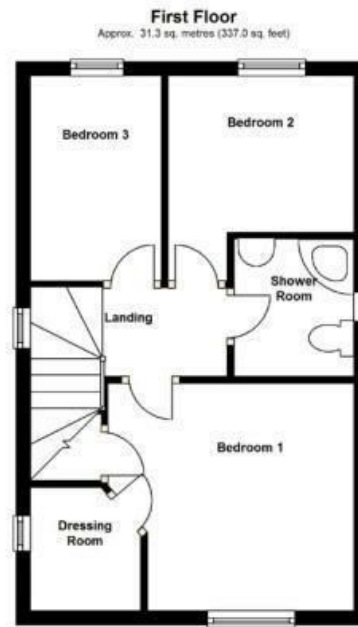
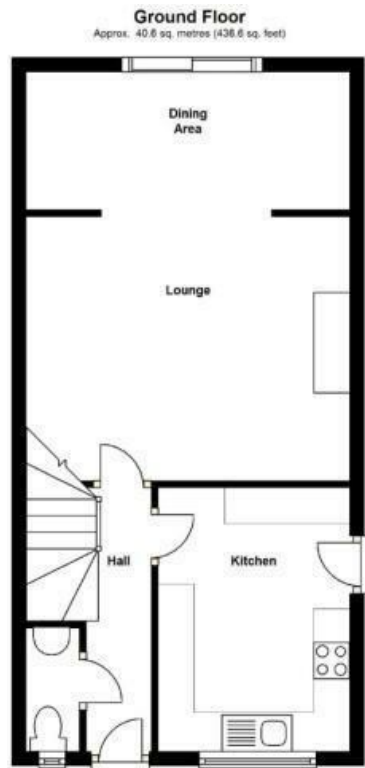
Having an up and over door power and electric.











Total area: approx. 71.9 sq. metres (773.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC