



Ivy Close, Sandbach, CW11 4LE.
£195,000

Whittaker Est. 1930
& Biggs

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Situated at the end of a peaceful cul-de-sac we are pleased to present to the market this immaculately presented two-bedroom home, constructed in 2020 by Persimmon homes and located within walking distance to the market town of Sandbach. The property offers all what you would expect from a new build home with NHBC guarantee giving you that peace of mind.

Internally you are welcomed into a separate entrance hall with access to the ground floor WC. The lounge benefits from lovely views of the private garden with French doors offering direct access. The on-trend kitchen has a range of fitted cupboards and integral appliances for your convenience.

To the first floor there are two bedrooms with the master bedroom benefiting from a good size built in cupboard with hanging space and storage. The family bathroom is complimented with a panelled bath and separate shower overhead.

Externally to the front there is a lawned garden with a pathway leading to two parking spaces on the drive directly in front of the property.

The rear lawned garden offers a good degree of privacy and is not directly overlooked. Whilst there is an additional patio area ideal for summer dining.

Secure that all important viewing to fully appreciate this wonderful home.



Entrance Hall

Having a UPVC double glazed front entrance door with obscured glazed panel. Radiator.

Ground Floor Cloakroom

Having a modern suite with pedestal wash hand basin, low level W.C. Extractor fan to ceiling, radiator, grey wood effect flooring.

Lounge 15' 8" x 12' 0" (4.77m x 3.67m)

Having UPVC double glazed patio doors with full length glazed panels giving access and views over the rear garden. Radiator, stairs off to first floor landing. TV point.

Kitchen 8' 4" x 5' 1" (2.54 m reducing to 1.55 m by 2.67 m)

Having a range of modern white gloss wall mounted cupboard and base units with wood effect fitted worksurface over incorporating a one and a half bowl single drainer sink unit with mixer tap over. Range of quality integral appliances including a combination oven and grill with separate gas hob and extractor fan, integral fridge freezer and washer dryer. Splashback tiling to walls and wood effect upstand. Radiator, tiled effect flooring.

First Floor Landing

Bedroom One 8' 8" x 13' 1" (2.64m x 3.98m)

Having a UPVC double glazed window to the rear aspect overlooking the rear gardens. Walk in wardrobe having hanging rails, also housing gas central heating boiler. Radiator.

Bedroom Two 11' 5" x 6' 8" (3.47m x 2.02m)

Having a UPVC double glazed window to the front aspect, radiator. Loft hatch to ceiling. Loft is fully boarded with electric pull down ladder.

Bathroom 8' 2" x 5' 2" (2.50m x 1.58m)

Having a white modern suite comprising of panelled bath with over bath shower and thermostatically controlled shower and mixer tap, glazed fitted shower screen and fully tiled area. Low level WC, pedestal wash hand basin, wood effect flooring, radiator, UPVC double glazed window to the front aspect, extractor fan to ceiling.

Externally

Fully enclosed rear garden laid to lawn with floral borders and paved patio. To the front of the property there is a lawned front garden with a double length driveway.

Note:

Council Tax Band: B

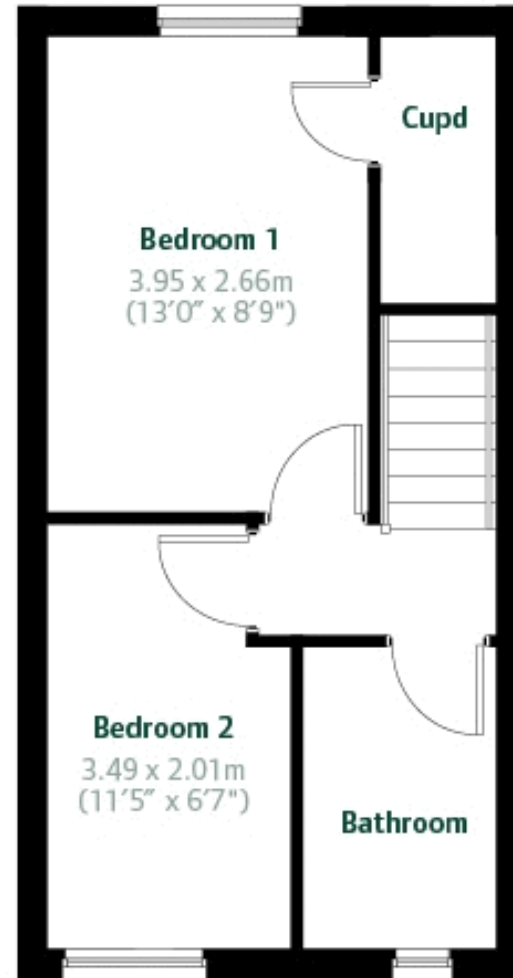
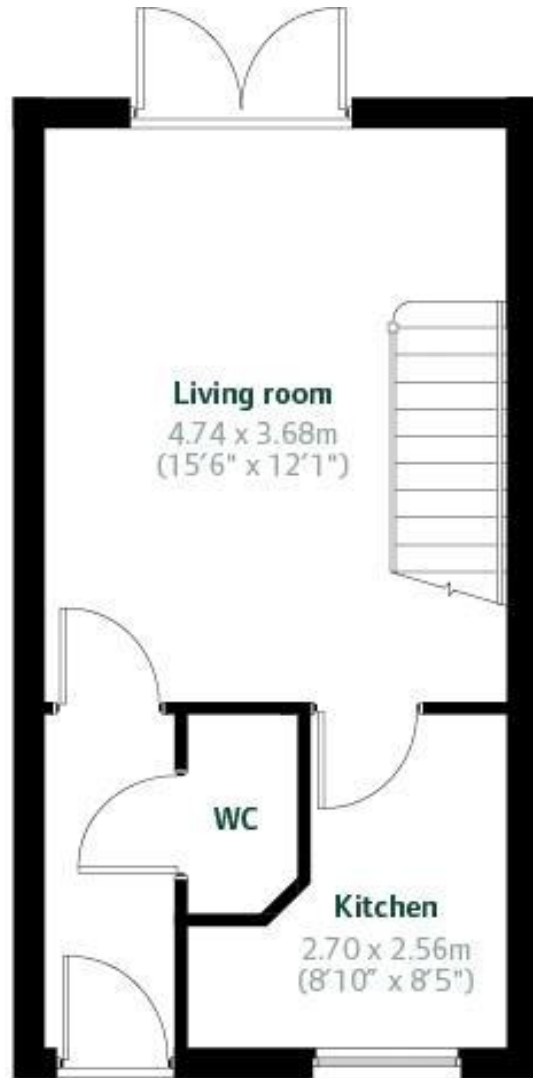
EPC Rating: B

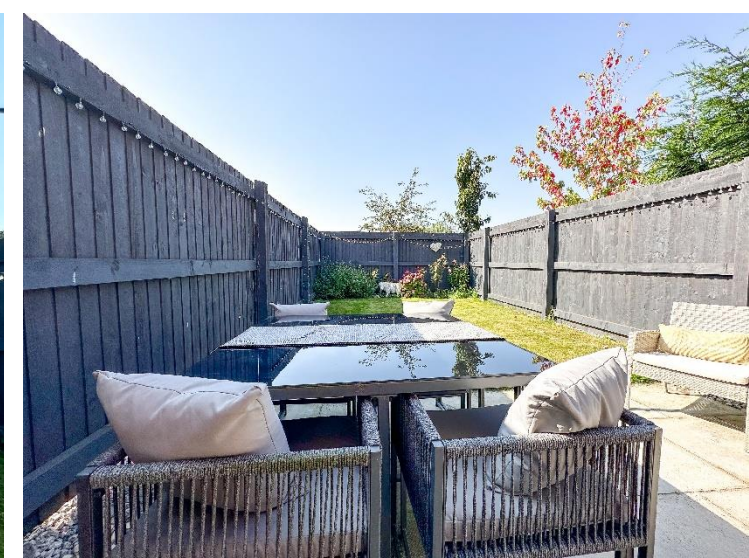
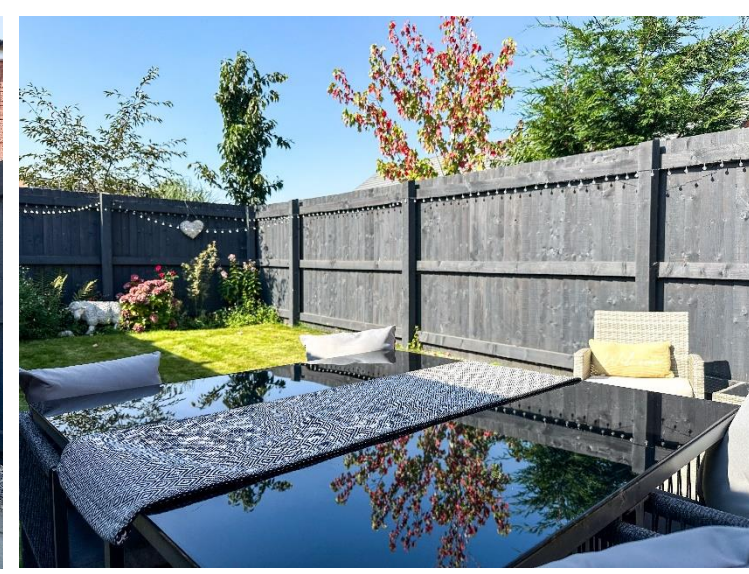
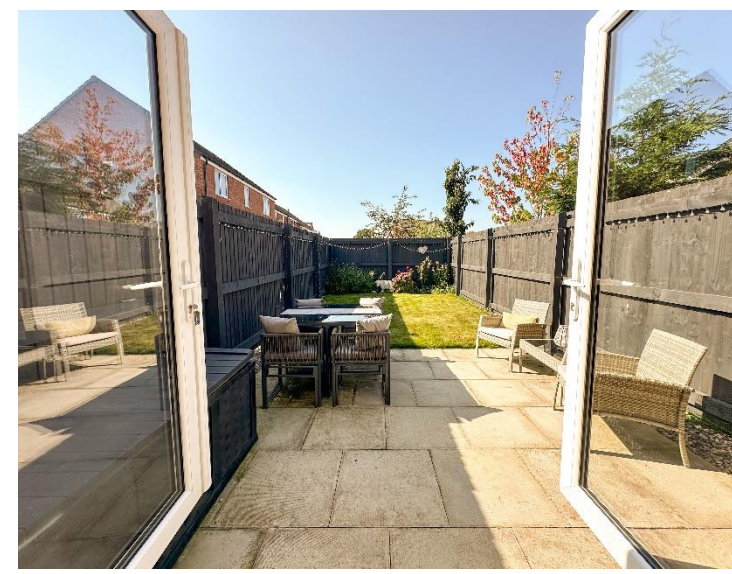
Tenure: believed to be freehold











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