



## Sandstone Lane, Tarporley, CW6 9HD

**£550,000**

An Attractive 4 bedroom detached family home which provides well proportioned accommodation arranged across two floors and has good sized mature rear gardens providing high degrees of privacy. Features of the property include : CLOAKROOM WC , EN SUITE TO MAIN BEDROOM, DOUBLE GARAGE, TWO RECEPTION ROOMS & A WELL APPOINTED KITCHEN



# 38 Sandstone Lane, Tarporley, CW6 9HD

The property is situated on a quiet cul de sac location but in walking distance of Brook Road and Eaton Lane which offer excellent travel links into Tarporley Centre as well as providing good access to local amenities such as schools shops and restaurants.

## ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## STUDY 11'10" x 8'8" (3.63 x 2.65)

Double glazed window to front aspect, carpet flooring

## KITCHEN 15'8" x 11'0" (4.78 x 3.36 )

Double glazed window, fitted with a modern range of floor and wall units with work surfaces over and integrated appliances, wood laminate flooring

## DINING ROOM 12'11" x 10'9" (3.94 x 3.29)

Double glazed window, wood laminate flooring

## LIVING ROOM 15'6" x 12'9" (4.73 x 3.90)

Double glazed doors to rear gardens, carpet flooring

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 15'4" x 10'7" (4.68 x 3.25)

Double glazed window, carpet flooring

## EN SUITE

En suite shower room with shower enclosure, low level wc, wash hand basin and tiled surrounds

## BEDROOM 13'1" x 11'0" (4.01 x 3.37)

Double glazed window, carpet flooring

## BEDROOM 13'4" x 11'1" (4.07 x 3.40)

Double glazed window, carpet flooring

## BEDROOM 12'7" x 8'4" (3.84 x 2.55 )

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds and frosted double glazed window

## OUTSIDE

Private rear gardens with lawned and patio area, high degrees of privacy and fully enclosed by fencing

## DOUBLE GARAGE

Double garage with twin doors, power and light, driveway parking to front aspect





