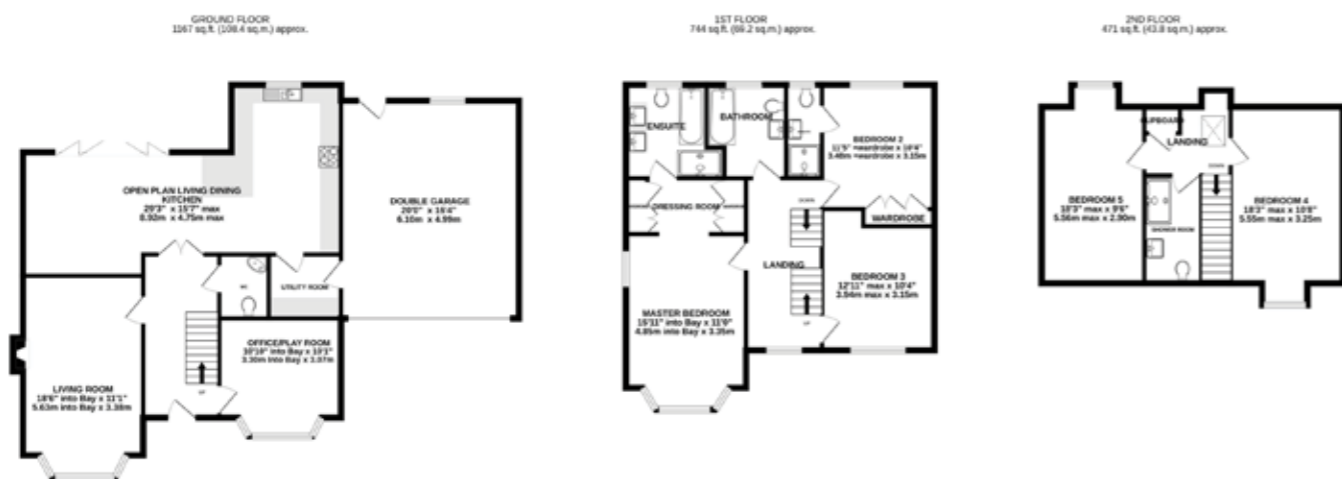


1 FLINT CLOSE
Arclid, Sandbach
£550,000



TOTAL FLOOR AREA: 2383 sq.ft. (221.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

14, The Square, HOLMES CHAPEL CW4 7AB

01477 417000 holmeschapel@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

A very spacious detached family home with FIVE double bedrooms, FOUR bathrooms (two en-suite) and TWO reception rooms along with an open plan living dining kitchen which is in excess of 29ft in length.

- A freehold substantial family home which must be viewed to be appreciated
- Constructed by Morris Homes on the popular Brereton Grange development
- The largest design house (Stratford A style)
- Positioned over three floors with two reception rooms, open plan living dining kitchen

- Five double bedrooms along with four bathrooms (two en-suite)
- Dressing room to master bedroom and built in wardrobes to bedroom 2
- Off road parking, integral double garage
- Delightful landscaped rear garden with Indian stone paved patio

£550,000

1 FLINT CLOSE

Arclid, Sandbach



Flint Close is situated on the popular Brereton Grange development, constructed by Morris Homes - their largest house on this development.

Positioned over three floors, the property comprises of very spacious family living which incorporates two reception rooms to the front, both with bay windows, one used as a home office, which would also make an ideal play room or sitting room, while the living room has a log burning stove set into the chimney. The welcoming hallway also opens to the downstairs wc while double doors open to the heart of this home which has got to be the open plan living dining kitchen, being over 29ft in length, there is ample space for a sofa/tv area, dining area along with the kitchen which also has a breakfast bar, a continuation of the quartz work top. The kitchen itself is fitted with a range of modern units and integrated appliances, while the bi-folding

doors from the family/dining area open to the garden. Off the kitchen is a very useful utility room with space for appliances and internal access to the garage.

To the first floor there are three of the bedrooms, the master bedroom, complete with dressing room, and a five piece en-suite shower room comprising of a his and hers sink unit and separate double shower enclosure, bedroom two with built in wardrobes and a three piece en-suite shower room, bedroom three and the main family bathroom, while on the second floor, bedrooms four and five are located, with a three piece shower room off the landing area. Five very good size double bedrooms, which is extremely rare these days.

The driveway to the side provides off road parking in front of the double garage which has a personal door to the rear garden, the garden itself has a large Indian stone paved patio for two designated

alfresco dining areas, while the remainder is mainly laid to lawn with fence boundaries and a raised border to the bottom end of the garden.

LOCATION

Arclid is a village and civil parish in the unitary authority of Cheshire East and the ceremonial county of Cheshire, England. It is about two miles east of Sandbach, five miles west of Congleton and about four miles south of Holmes Chapel where there are railway stations on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with schools in Sandbach, Holmes Chapel and Congleton having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting

requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach

DIRECTIONS

CW11 2AH - Flint Close, Arclid (Morris Homes Brereton Grange)

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, Council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN