



**GASCOIGNE
HALMAN**

127A CREWE ROAD, SANDBACH

THE AREAS LEADING ESTATE AGENT



127A CREWE ROAD, SANDBACH

£650,000

A modern and contemporary detached family home with the most impressive open plan living dining kitchen overlooking the private rear garden. With ample off road parking and tasteful presentation throughout.

This stunning individually designed family home was constructed around 3 years ago, catering to the daily needs of any growing or mature family.

Beautifully presented throughout to show home standards, the property offers ready to walk into accommodation. Off the long entrance hall, the double fronted property has two reception rooms either side, one currently used as a living room, while the second could be an ideal home office or playroom along with an occasional bedroom if required, which is the current owners use.

Also off the hallway is the first of the four bathrooms - a downstairs shower room, a separate utility room with access to the side pathway and onto the rear garden, while the heart of this home has to be the open plan living dining kitchen overlooking the rear.

The kitchen is fitted with a range of modern units along with a large island with breakfast bar, bi-folding doors open to the garden. There is also plenty of space within this room for a seating area and a dining table.

A turning staircase leads to the first floor where there are four double bedrooms, the master bedroom having a vaulted ceiling and a large dressing room. There are three bathrooms to the first floor, an en-suite to the master bedroom, en-suite to bedroom two along with a large family bathroom which is fitted with a four piece modern suite.

The block paved driveway to the front provides ample off road parking, while the rear garden with its lawned and paved area, offer a great degree of privacy.

Viewing is essential to appreciate the size and accommodation of this stunning home.





DIRECTIONS

CW11 4PA - Crewe Road, Sandbach

LOCATION

Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station 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 Sandbach High School and Sixth Form College 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.

ENERGY PERFORMANCE RATING

EPC rating B

TENURE

Freehold

LOCAL AUTHORITY

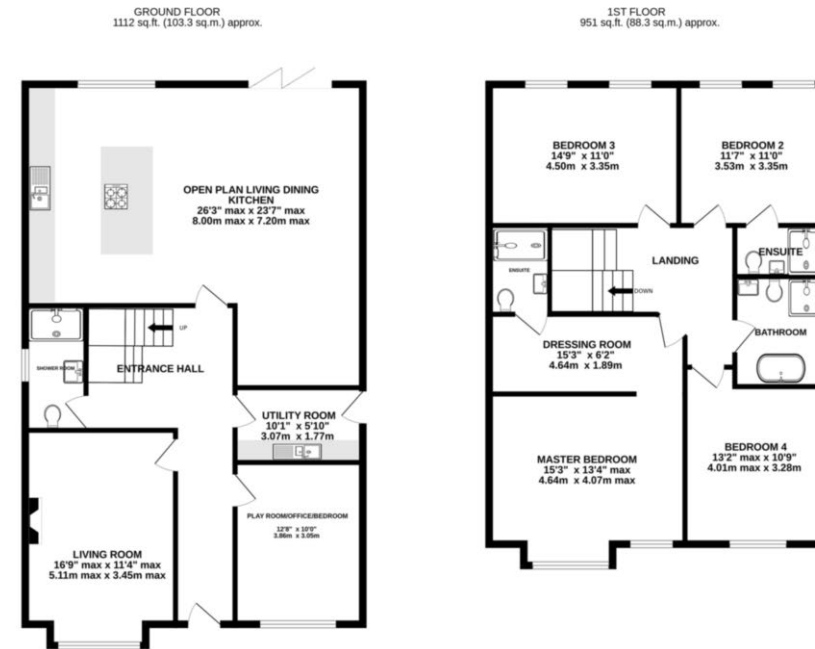
Cheshire East council tax band F

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 2063 sq ft. (191.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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