

## 64 Redwing Road, Sandbach, CW11 3TS



Nestled on Redwing Road in the delightful town of Sandbach, this stunning four-bedroom house, known as 'The Henbury' and crafted by Latimer Homes, offers a harmonious blend of modern elegance and comfort. Situated on the edge of Broadmeadow Park, this property has been meticulously enhanced by its current owners, creating an immaculate and welcoming atmosphere throughout.

Spanning over 1300 square feet, the thoughtfully designed layout is perfect for family living. The ground floor features a stylish breakfast kitchen, complete with a range of integrated appliances.

The rear living and dining area serves as the heart of the home, adorned with French doors that open onto the beautifully landscaped garden, allowing for a seamless transition between indoor and outdoor spaces.

The owners have cleverly reconfigured the garage to accommodate a superb utility room, equipped with plumbing and space for a washing machine, tumble dryer, and fridge/freezer, while still retaining essential garage storage space.

On the first floor, you will find four generously sized double bedrooms, each providing ample room for freestanding furniture. The master bedroom boasts an en-suite bathroom, while the family bathroom features newly fitted vanity units, ensuring all storage needs are met. Loft access with pull down ladder and boarded for additional storage!

Outside, the property continues to impress with its thoughtfully designed gardens, perfect for socialising or unwinding. The rear garden showcases an extended patio, a low-maintenance artificial lawn area, and raised beds, creating a tranquil outdoor retreat. To the front, a driveway offers valuable off-road parking.

This property truly embodies the essence of a 'turn key' home, ready for you to move in and enjoy. With its appealing decor, practical features, and prime location, this is an opportunity not to be missed!!

### OIRO £395,000

Cheshire Property  
2 Hightown, Sandbach, CW11 1GA 01270 766656



**Entrance**

Composite front door with obscured glass panel within, above and side, entrance hall with radiator and oak internal doors to;



**Utility Room 10'11 x 9'3**

Continuation of kitchen units, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, stainless steel sink unit with tiled splashback, newly fitted combi boiler.

**Kitchen 15'02 x 7'05**

Fitted with a range of base, wall and drawer units in gloss grey, integrated appliances to include dishwasher and fridge freezer, built in double oven, induction hob and cooker hood over, inset stainless steel sink unit, tiled splashback, Upvc double glazed window to the front elevation.



**Guest WC**

Low level WC, wash hand basin, chrome ladder towel rail, partially tiled walls, and extractor fan.



**Lounge/Diner 22'08 x 12'10**

Upvc double glazed window to the rear elevation, Upvc double glazed French doors opening to the rear garden, radiator.



**Stairs to first floor landing**

Loft access boarded with pull down ladder, huge storage cupboard with shelving, internal oak doors to;

**Bedroom One 16'08 x 11'00**

Upvc double glazed window to the rear elevation, freestanding wardrobe that can be included, radiator and door to;



**En Suite**

Upvc double glazed obscured glass window to the side elevation, low level WC, wash hand basin, walk-in, fully enclosed shower unit with mains fed shower over, partially tiled walls, chrome ladder towel rail.





**Bedroom Two 12'11 x 11'03**

Upvc double glazed window to the rear elevation, freestanding wardrobe that can be included, radiator.



**Bedroom Four 12'07 x 10'00**

Upvc double glazed window to the front elevation, radiator.



**Bedroom Three 11'09 x 10'11**

Upvc double glazed window to the front elevation, free standing wardrobe that can be included, radiator.



### **Bathroom**

Upvc double glazed obscured glass window to the side elevation, panel bath with shower connection, vanity wash hand basin, low level WC, chrome ladder towel rail, partially tiled walls.



### **Externally**

To the front- Block paved driveway, laid to lawn with various shrubs and bushes, pathway leading to front door.

To the Rear- Fully landscaped thoughtfully designed into two tiers, with extended patio area, raised beds and artificial lawn.



**EPC- B**

**Council Tax- E**

**Tenure- Freehold**

### Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

### Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

### Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested, and no warranty is given as to their working ability.

