



## 58 Patrons Drive

CW11 3AT

Offers In The Region Of £320,000



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STEPHENSON BROWNE

Found on a quiet cul-de-sac with no through traffic on a popular development, which is close to Sandbach Railway Station is this FREEHOLD four bedroom, detached family home, which offers well planned and spacious accommodation. Call to arrange your viewing now!

#### Agents Remarks

Originally constructed by Barratt Homes this spacious, FREEHOLD, four bedroom home provides excellent modern living space and benefits from off road parking and an integral garage.

Internally the décor is bright and airy and briefly comprises; Hallway, Lounge, Dining Kitchen, Cloakroom, Four Bedrooms with the Master benefitting from an En-Suite, and a Family Bathroom.

Outside the garden is not overlooked and is of a good size with a laid to lawn area, patio area and fenced boundaries, it also boasts a Summer House which has power and lighting. To the front is a tarmac driveway suitable for 2 cars, an up and over door the garage and laid to lawn area.

Quite deceptive from outside, we strongly recommend a viewing to appreciate the true size and location.

#### Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

#### ACCOMODATION

##### Entrance Hallway

Composite front door with glazed panel, tiled flooring, ceiling light point, radiator, security alarm panel.

##### Lounge

13'6" x 19'8" to the maximum (4.118m x 6.017m to the maximum)

Two ceiling light points, two radiators, smoke alarm, stairs to the first floor, TV point, UPVC double glazed box bay window with wooden shutters to the front elevation, UPVC double glazed window to the side elevation, decorative marble surround.

##### Dining Kitchen

16'11" x 9'9" (5.171m x 2.993m)

A good range of cream gloss wall and base units with contrasting work-surface over, inset one-and-a-half stainless steel sink unit with mixer tap, integrated oven, six ring gas hob with extractor fan over, integrated dishwasher, integrated fridge/freezer, spotlighting, ceiling light point, radiator, UPVC double glazed window to the rear elevation, UPVC double glazed box bay window and patio doors, tiled flooring, under-stairs storage cupboard.

##### Utility Room

5'2" x 6'9" (1.595m x 2.079m)

Wall and base units continued, integrated washer/dryer, wall mounted Logik gas boiler, ceiling light point, radiator, tiled flooring, UPVC double glazed door leading out to the garden.

##### Cloakroom

5'2" x 3'3" (1.595m x 0.993m)

Low level WC, corner pedestal wash hand basin with mixer tap, ceiling light point, UPVC double glazed frosted window to the side elevation, radiator, tiled flooring.





## FIRST FLOOR

### Landing

Ceiling light point, smoke alarm, access to the loft space, airing cupboard.

### Bedroom One

10'1" x 11'8" (3.093m x 3.560m)

UPVC double glazed window to the front elevation, UPVC double glazed doors with a Juliet balcony to the front elevation, ceiling light point, radiator, fitted wardrobes, storage cupboard, decorative panelling.

### En-Suite

4'6" x 6'7" (1.389m x 2.022m)

Fully tiled shower enclosure with mixer shower over, low level WC, pedestal wash hand basin with mixer tap, UPVC double glazed frosted window to the side elevation, ceiling light point, shaver point, radiator, extractor fan, tiled flooring.

### Bedroom Two

8'8" x 15'2" (2.664m x 4.640m)

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard.

### Bedroom Three

8'3" x 11'0" to the maximum (2.533m x 3.374m to the maximum)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

### Bedroom Four

6'8" x 9'3" to the maximum (2.041m x 2.820m to the maximum)

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

### Family Bathroom

6'11" x 6'2" (2.132m x 1.892m)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with electric shower over. ceiling light point, UPVC double glazed frosted window to the rear elevation, radiator, partly tiled walls, tile effect vinyl flooring, extractor fan.

## OUTSIDE

### Front

Tarmac driveway, laid to lawn, shrubbery, electric car charging point.

### Rear

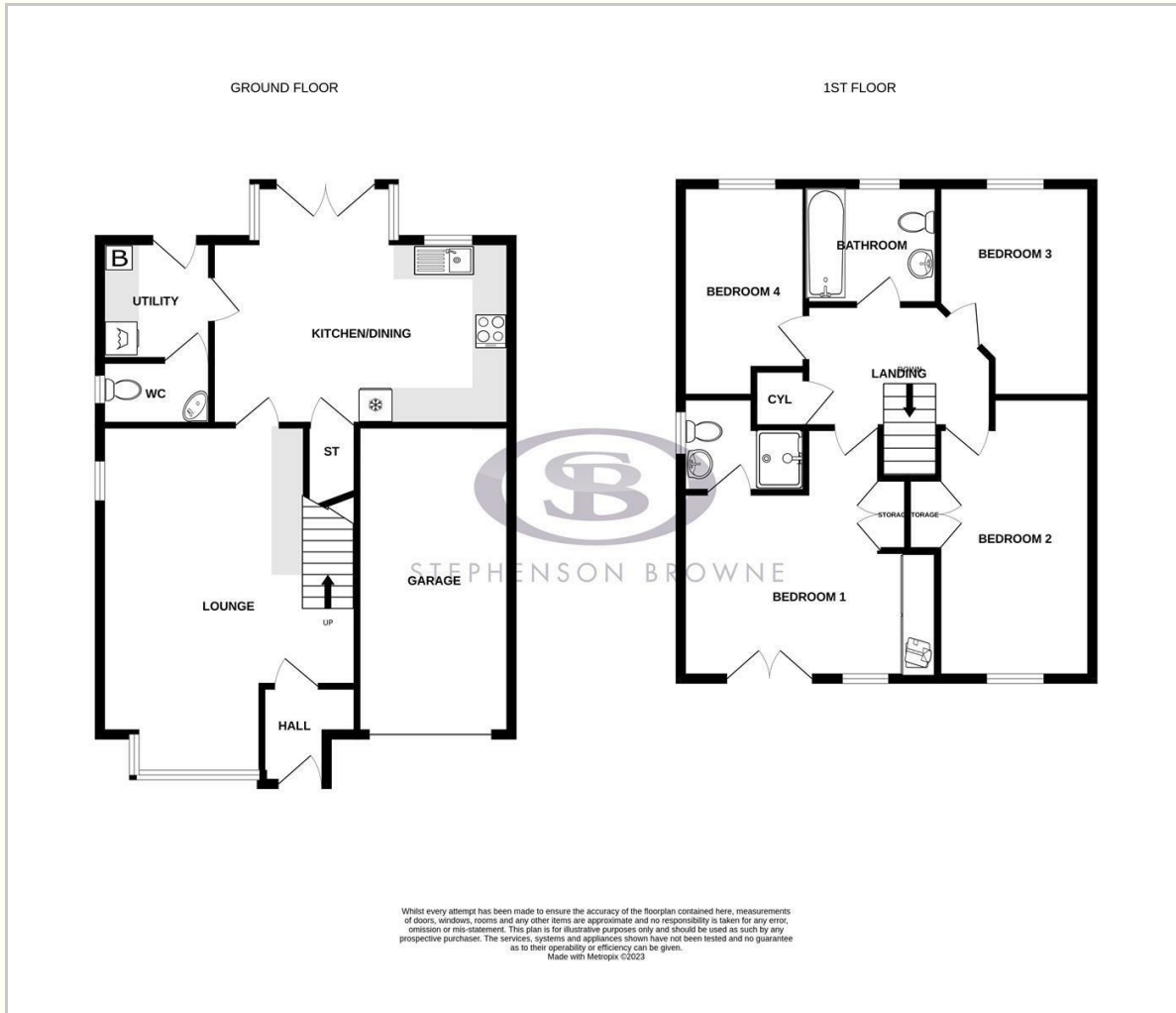
Patio area, laid to lawn, fence boundaries, summer house with power. lighting and wooden double doors and window. garden gate leading to the front.

### Garage

Up and over door, power and lighting.



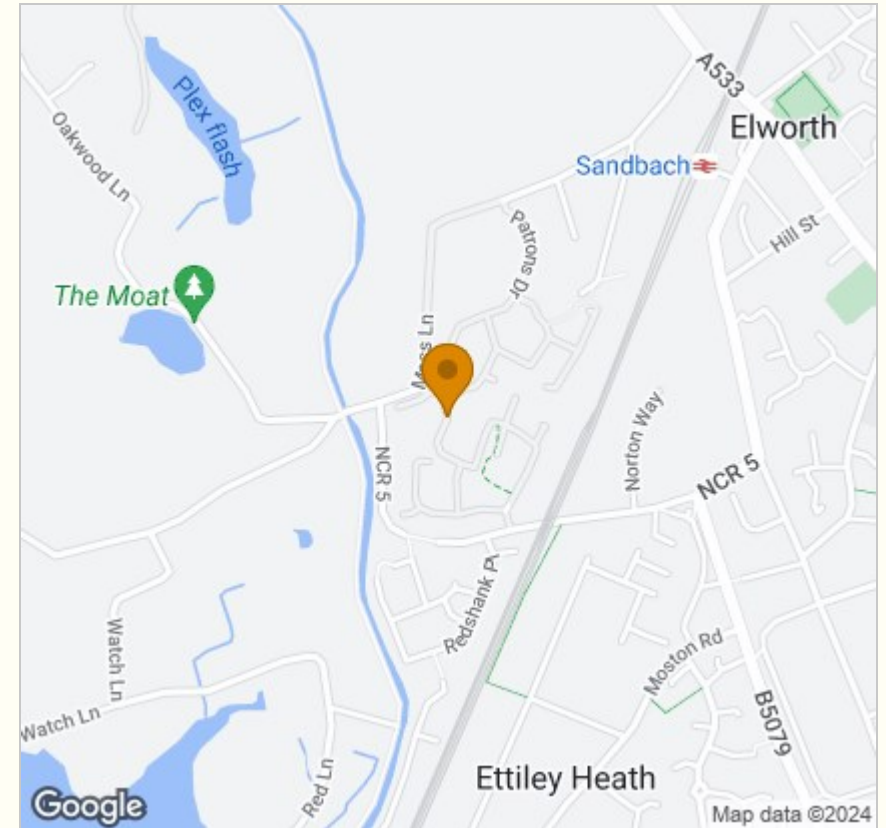
## Floor Plan



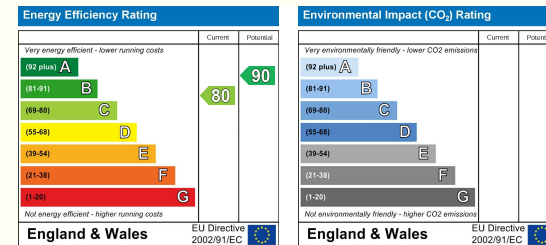
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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