



## 8 Marlowe Close

CW11 3ZG

Offers Over £320,000



4



2



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STEPHENSON BROWNE



This four bedroomed, detached property can be found on a generous corner plot in a quiet cul-de-sac, close to local amenities and Sandbach Railway Station.

#### Agents Remarks

Situated along a small popular cul-de-sac this lovely 4 bedroom, detached family home offers to be a great prospect for a wide range of potential purchasers.

Nestled into a corner amongst just a handful of similar properties this lovely home is tastefully decorated and briefly comprises; Entrance Lobby, Lounge, Dining Kitchen, Cloakroom, Conservatory and to the first floor there are Four Bedrooms with an En-Suite to the Master and Family Bathroom.

Externally at the front is a driveway for ample off road parking, and at the rear a peaceful garden perfect for entertaining.

#### 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.

#### ACCOMMODATION

##### Entrance Hallway

UPVC double glazed door to the front elevation, ceiling light point, smoke alarm, stairs to the first floor, tiled flooring.

##### Lounge

12'6" x 14'3" to the maximum (3.814m x 4.363m to the maximum )

UPVC double glazed window to the front elevation, ceiling light point, radiator, TV point, gas fire with marble surround and wooden hearth, storage cupboard, wooden effect vinyl flooring. Open archway into:

##### Dining Kitchen

19'6" x 8'8" to the maximum (5.956m x 2.656m to the maximum)

A good range of wooden effect wall and base units with contrasting work-surface over, inset one-and-a-half bowl stainless steel sink unit with mixer tap and drainer, integrated double oven and microwave, five ring gas hob with extractor fan over, space for tall fridge/freezer, tiled splash-back, tiled flooring, ceiling light point, spotlighting, radiator, well defined space for table and chairs, wooden double glazed window to the rear elevation, UPVC double glazed sliding door leading into:

##### Conservatory

9'2" x 15'5" (2.819m x 4.711m)

UPC double glazed windows to the rear and side elevations and frosted windows to the one side, double doors to the rear elevation, tiled flooring, electric wall heater, TV point.

##### Utility Room

8'8" x 4'11" (2.667m x 1.500m)

Wall and base units continued with work-surface over, inset stainless steel sink unit with mixer tap and drainer, wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, UPVC double glazed door to the rear elevation, ceiling light point, radiator, tiled flooring, UPVC double glazed window to the side elevation, door into integral garage.







#### Cloakroom

3'1" x 5'0" (0.955m x 1.549m)

Low level WC, wash hand basin inset into white gloss vanity unit, partly tiled walls, ceiling light point, UPVC double glazed frosted window to the front elevation.

#### FIRST FLOOR

##### Landing

Ceiling light point, smoke alarm, access to the loft space which has loft ladder, is boarded and has drop down ladders.

##### Bedroom One

12'11" x 12'5" to the maximum (3.956m x 3.795m to the maximum)

UPVC double glazed window to the front elevation, ceiling light point, radiator, wood effect laminate flooring, TV point, fitted cupboards and above bed storage, airing cupboard housing the hot water tank.

##### En-Suite

5'6" x 5'5" (1.677m x 1.665m)

Low level WC, pedestal wash hand basin, fully tiled shower enclosure with mixer shower over, partly tiled walls, UPVC double glazed frosted window to the front elevation, ceiling light point, radiator, extractor fan, tiled flooring.

##### Bedroom Two

9'7" x 10'9" (2.931m x 3.289m)

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

##### Bedroom Three

9'10" x 8'10" to the maximum (3.010m x 2.712m to the maximum)

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

##### Bedroom Four

8'10" x 6'9" to the maximum (2.710m x 2.070m to the maximum)

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

#### Family Bathroom

6'3" x 5'10" (1.913m x 1.780m)

Low level WC and wash hand basin with mixer tap inset into grey gloss vanity storage unit, panel bath with mixer and waterfall shower over, tiled surround, tiled flooring, UPVC double glazed frosted window to the rear elevation, ceiling light point, radiator, extractor fan.

#### OUTSIDE

##### Front

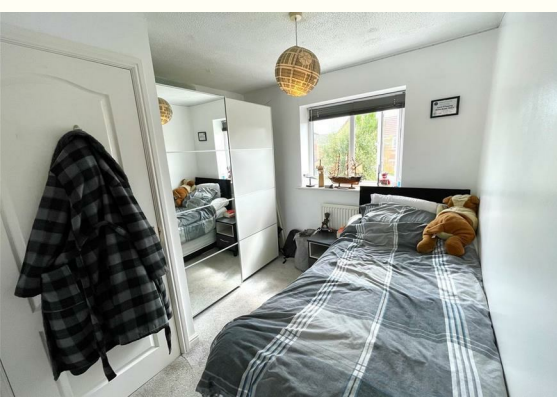
Tarmac driveway, laid to lawn.

##### Rear

South facing garden, Patio area, Pergola with decking, garden shed, laid to lawn, well stocked flower beds. fence boundaries, outside tap, outside electrical socket, gate giving front access.

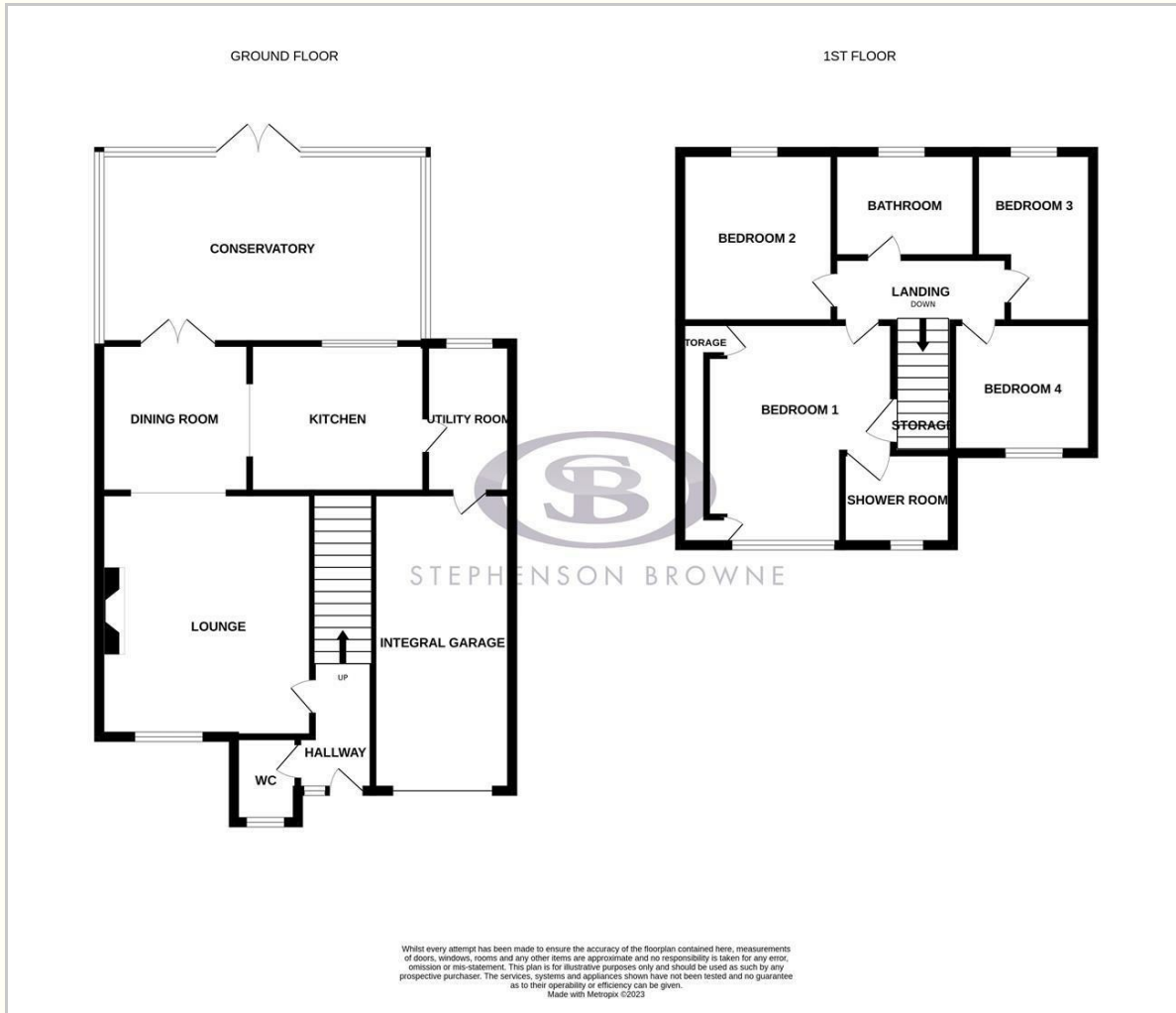
##### Garage

Power and lighting, electric roller door.





## Floor Plan



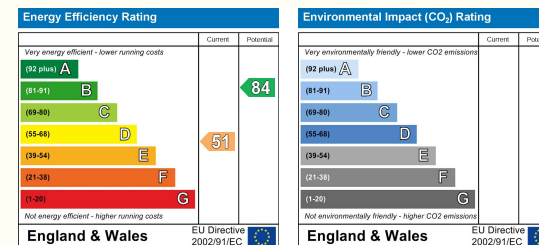
## Viewing

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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