



24 Rookery Close

CW11 3NJ

Offers Over £385,000



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STEPHENSON BROWNE

Situated on a quiet cul-de-sac this modernised four bedroom, detached family home provides excellent living space and room sizes of deceptive proportions. Viewing is recommended!

Agents Remarks

This four bedroom, detached family home has so much to offer, and is found on a quiet cul-de-sac, close to Sandbach Town Centre and the Railway Station.

In brief the ground floor comprises; a stunning living/dining/kitchen area which is flooded with light and has access to the rear garden, cloakroom and access to the integral garage which has power and light. To the first floor are four bedrooms, with the master benefitting from an en-suite, and a family bathroom.

Outside, the fantastic, low maintenance garden has been well maintained and even boasts a garden room, perfect for entertaining! To the front is a tarmac driveway for off-road parking.

This lovely home would suit a number of buyers, and is definitely not one to miss out on, call now to arrange your viewing!

Sandbach

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 Hall

UPVC double glazed front door with frosted panel and window, coir matting, wood effect laminate flooring, spotlighting, smoke alarm, radiator, stairs to the first floor, open archway to:

Living /Kitchen/ Diner

Lounge Area: Two UPVC double glazed windows to the rear elevation, TV point, wood effect laminate flooring, spotlighting, wall mounted grey panel radiator: Measurements: 4.314 x 3.473

Kitchen /Dining: UPVC double glazed window to the front elevation, patio doors to the rear elevation, wood effect laminate flooring, spotlighting, grey panel radiator, well defined space for table and chairs, good range of charcoal grey gloss wall and base units with contrasting work surface over, inset one and half bowl stainless steel sink with mixer tap, integrated dishwasher, integrated low level oven, five ring gas hob with extractor fan over, space for a tall American fridge freezer: Measurements: 2.663 x 9.043

Cloakroom

3'11" x 2'8" (1.206 x 0.830)

Wood effect laminate flooring, spotlighting, extractor fan. low level WC, wall hung wash hand basin with mixer tap and tiled surround, radiator,

Integral Garage

Space and plumbing for a washing machine and tumble dryer, ceiling light point, wall mounted Vaillant boiler, up and over door, power and light.

FIRST FLOOR

Landing

Spotlighting, access to the loft space, smoke alarm, radiator, storage cupboard, airing cupboard.





Bedroom One

11'7" x 11'9" (3.544 x 3.593)

UPVC double glazed window to the front elevation, spotlighting, radiator, fitted wardrobes with mirrored sliding doors,

En-suite

5'6" x 5'9" (1.682 x 1.774)

Low level WC, shower enclosure with acrylic splashback and electric shower over, vanity unit with inset wash hand basin and tiled surround, spotlighting, radiator, extractor fan, UPVC double glazed frosted window to the front elevation.

Bedroom Two

12'5" x 8'7" (3.806 x 2.623)

UPVC double glazed frosted window to the front elevation, spotlighting, radiator, TV point, fitted wardrobes with mirrored sliding doors.

Bedroom Three

8'7" x 11'10" (2.624 x 3.629)

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

Bedroom Four

8'1" x 11'2" (2.486 x 3.418)

UPVC double glazed window to the rear elevation, spotlighting, radiator, TV point, fitted wardrobes with mirrored sliding doors,

Family Bathroom

6'5" x 7'3" max (1.960 x 2.228 max)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower over, spotlighting, acrylic splashback, tile effect vinyl flooring, radiator, extractor fan, UPVC double glazed window to the rear elevation, shaver point.

OUTSIDE

Front

Tarmac driveway, up and over door to garage.

Rear

Indian stone patio, artificial lawn area, gate leading to the fields at the rear, view to fields access to the Garden Room.

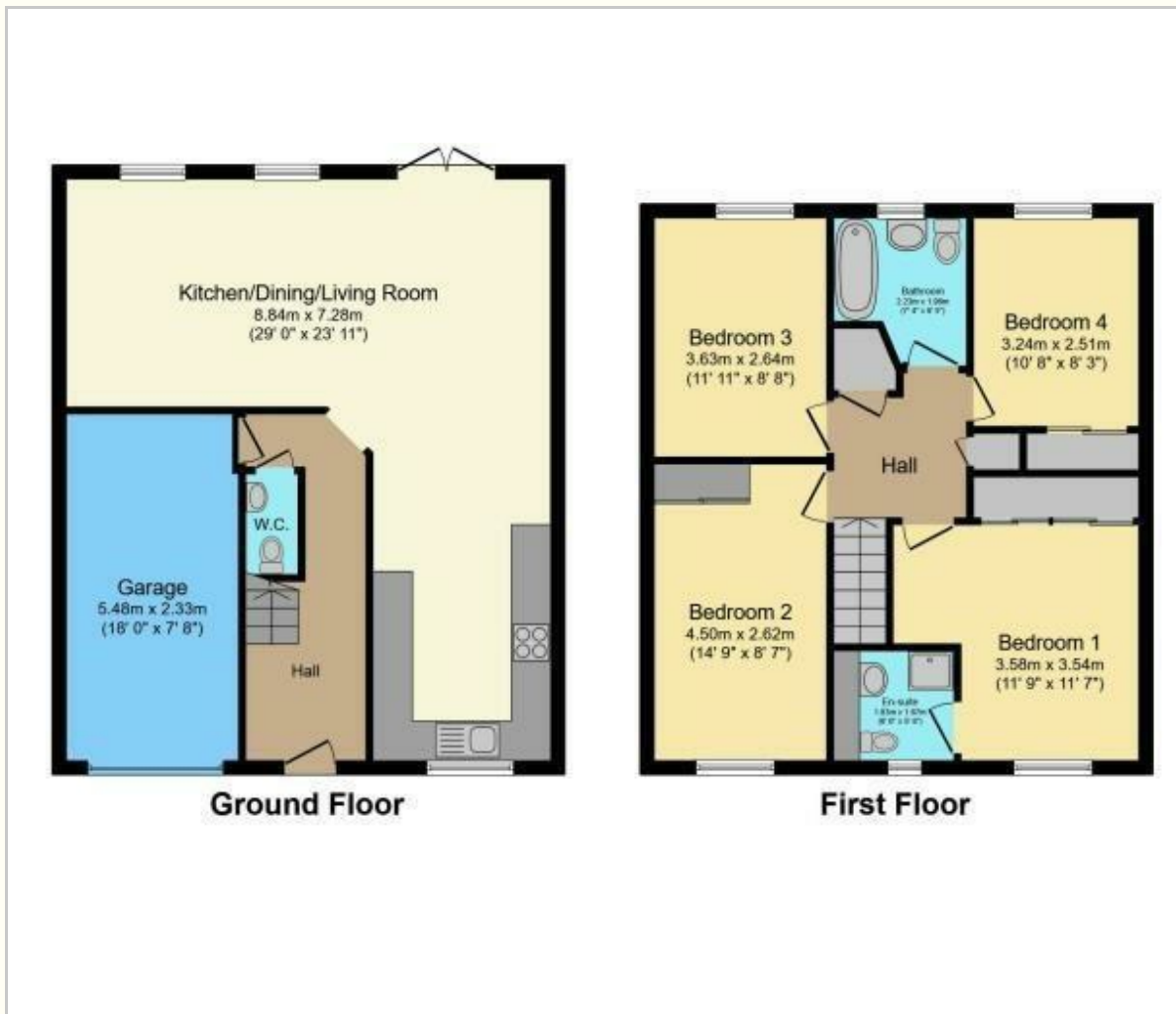
Garden Room

14'1" x 11'8" (4.309m x 3.565m)

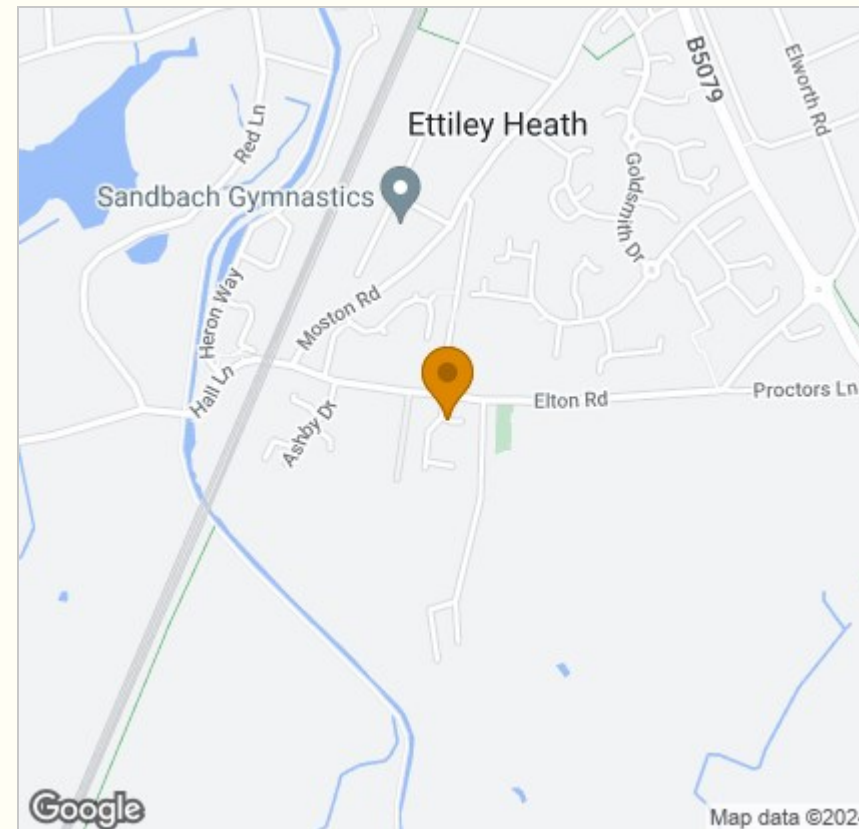
With power and light, wood effect laminate flooring, two ceiling light points, spotlighting, TV point. UPVC patio doors and windows.



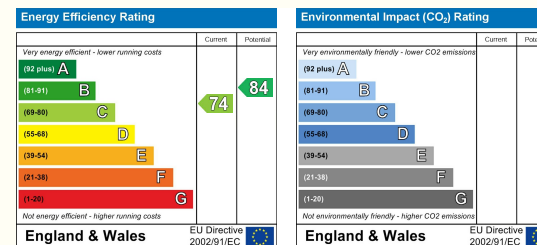
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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