



**22 Rose Way**

CW11 4AB

**£375,000**



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STEPHENSON BROWNE

Beautifully presented four bedroom detached property with stunning rear views overlooking fields. Viewings very highly recommended.

#### Agents Remarks

Enjoying far-reaching open views to the rear you would be forgiven for thinking you were in the middle of the countryside in this property rather than being just a few minutes from Sandbach town centre.

The property itself has a layout to suit family living which briefly comprises; Hallway, Lounge, Playroom, Dining Kitchen with double doors leading into the Garden. To the first floor there are En-Suites to the first two Bedrooms followed by a further two double Bedrooms and a Family Bathroom.

Externally there is off road parking provided via a driveway to the front of the property and a lovely large garden with patio area to the rear. The development as a whole is very well maintained and has a green area to the front, which itself adds desirability to this small and well regarded development.

We would highly recommend arranging a viewing of this fantastic home.

#### 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

Two ceiling light points, UPVC double glazed door with frosted panels, radiator, smoke alarm, doors to all rooms, stairs to first floor.

##### Lounge

11'5" x 14'9" (3.497 x 4.521)

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

##### Playroom

8'1" x 11'10" (2.473 x 3.614)

UPVC double glazed window to front elevation, radiator, spotlighting.

##### Storage Cupboard

7'6" x 3'6" (2.294 x 1.073)

Ceiling light point, wall mounted gas combination boiler.

##### Cloakroom

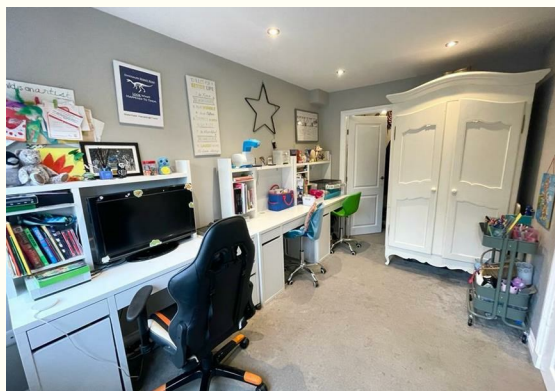
3'6" x 5'11" (1.088 x 1.818)

Low level WC, pedestal wash hand basin with mixer tap, ceiling light point, extractor fan, radiator.

##### Kitchen Diner

24'8" x 9'9" (7.527 x 2.996)

Three ceiling light points, two UPVC double glazed windows to rear elevation, UPVC double glazed double doors leading out to the garden, good range of white gloss wall and base units with contrasting work surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated lower level oven, integrated dishwasher, four ring gas hob with extractor fan over, integrated fridge freezer, wood effect laminate flooring, radiator, well defined space for table and chairs.





#### Utility

4'8" x 6'1" (1.438 x 1.857)

Space and plumbing for washing machine and tumble dryer, tile effect vinyl flooring, ceiling light point, extractor fan, UPVC double glazed frosted door leading out to the side.

#### FIRST FLOOR

##### Landing

Two ceiling light points, smoke alarm, UPVC double glazed window to rear elevation, airing cupboard, storage cupboard, access to loft space, radiator.

##### Bedroom One

11'5" x 15'0" to the maximum (3.500 x 4.579 to the maximum) UPVC double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes with mirrored doors, tv point.

##### En Suite

5'7" x 4'4" (1.720 x 1.331)

Low level WC and wash hand basin with mixer tap inset into vanity storage, fully tiled shower enclosure with mixer and waterfall shower over, spotlighting, extractor fan, UPVC double glazed frosted window to front elevation, shaver point.

##### Bedroom Two

8'5" x 9'10" (2.590 x 2.999)

UPVC double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors.

##### En Suite

4'11" x 5'5" (1.505 x 1.661)

Low level WC, wash had basin with mixer tap, fully tiled shower enclosure with mixer shower over, ceiling light point, extractor fan, radiator, partly tiled walls, UPVC double glazed frosted window to rear elevation.

##### Bedroom Three

9'4" x 8'2" (2.851 x 2.497)

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

##### Bedroom Four

6'10" x 9'4" (2.083 x 2.861)

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

##### Bathroom

7'9" x 8'4" to the maximum. (2.382 x 2.554 to the maximum.)

Low level WC, wash hand basin with mixer tap inset into vanity storage, panel bath with mixer tap, radiator, UPVC double glazed frosted window to side elevation, ceiling light point, extractor fan, storage cupboard, bath and sink have tiled surround, tile effect vinyl flooring, radiator.

#### OUTSIDE

##### Front

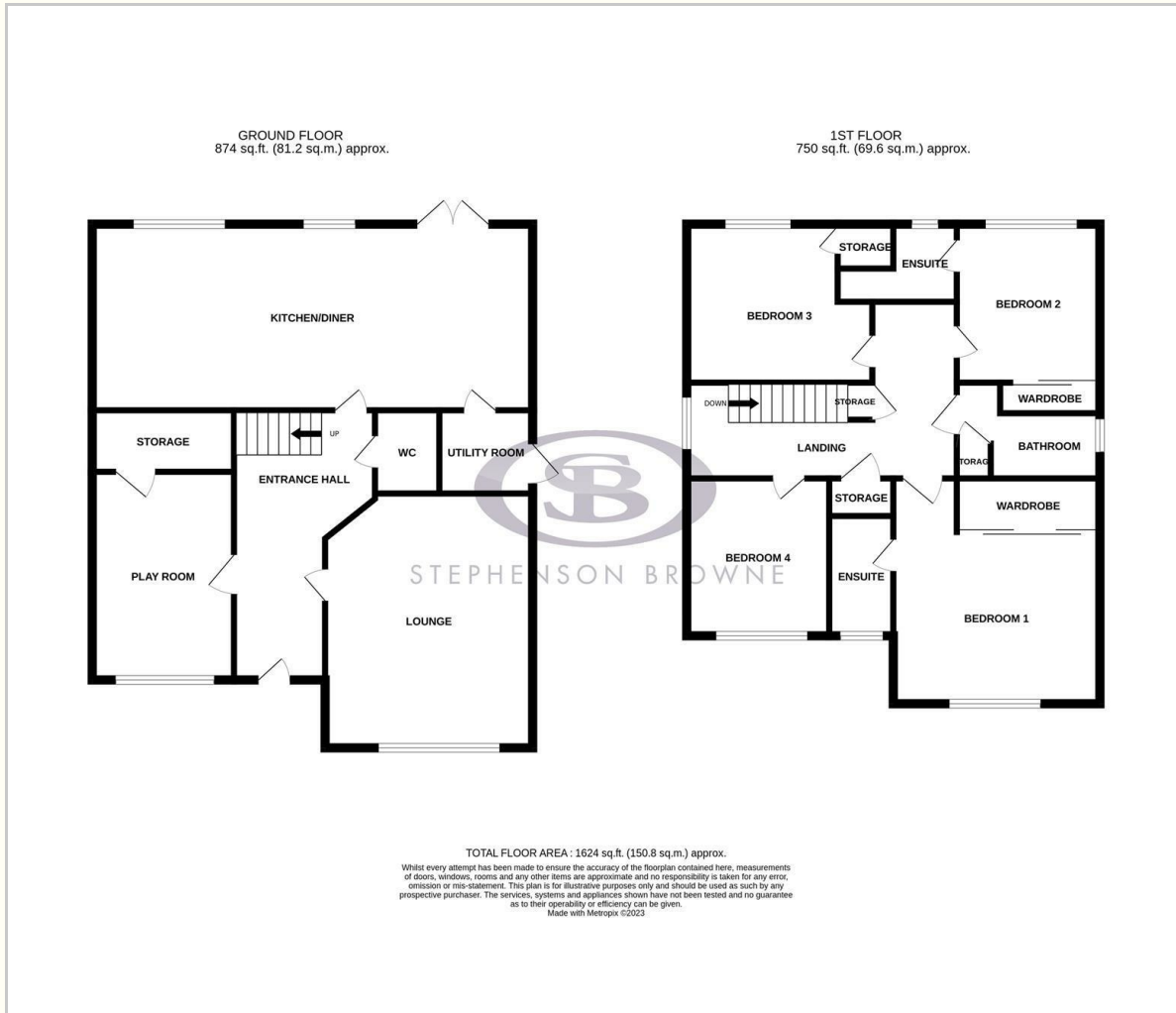
Laid to lawn area, tarmac driveway, pathway leading up to front door.

##### Rear

Patio area, laid to lawn, playhouse, raised artificial grass area, fenced boundaries, shrubbery.



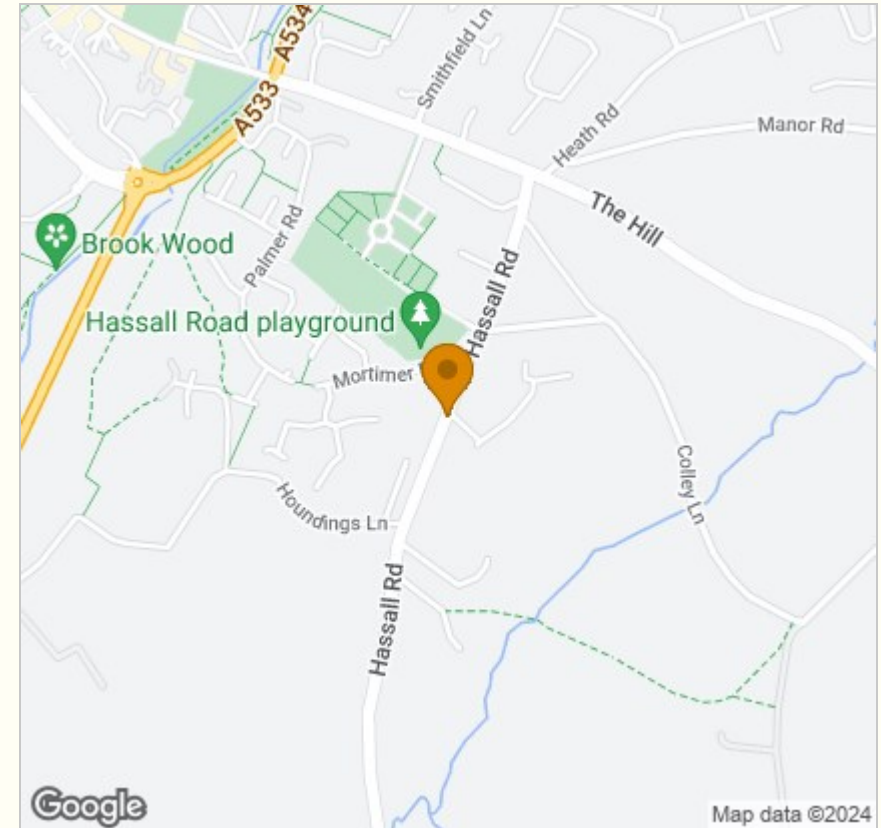
## Floor Plan



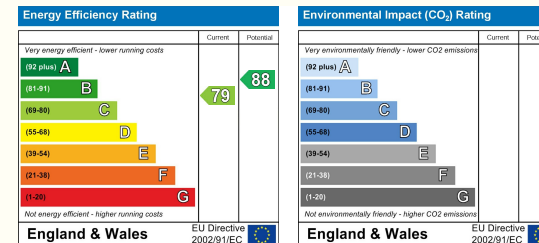
## Viewing

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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