



1 Alder Croft Close

CW11 1TN

£420,000



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STEPHENSON BROWNE

Beautifully presented four bedroom family home in an exceptional location close to Sandbach town centre and local schools and amenities. Incredible house in a prime location, don't miss out!

Agents Remarks

This beautifully presented family home is found on one of the most popular estates in Sandbach, and is within walking distance to the town centre and also in great school catchment areas.

Briefly comprising of; entrance hallway, downstairs cloakroom, lounge, open plan kitchen/living/dining room. To the first floor there is a master bedroom with en-suite, a further three bedrooms and a family bathroom.

Externally, at the front of the property you will find a tarmac driveway for ample off road parking, and at the rear a great size, private garden with two patio areas ideal for entertaining.

This property has been tastefully decorated throughout and would make an exceptional family home, viewings come very highly recommended!

Location

ACCOMMODATION

Entrance Hallway

UPVC double glazed front door, coir matting, wood effect laminate flooring, ceiling light point, smoke alarm, doors to all rooms.

Cloakroom

6'5" x 3'0" (1.979 x 0.931)

Low level WC, pedestal wash hand basin with mixer tap, radiator, UPVC double glazed frosted window to front elevation, ceiling light point, extractor fan.

Lounge

10'10" x 14'8" (3.321 x 4.486)

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

Kitchen Living Diner

26'6" x 10'2" (8.093 x 3.116)

Two ceiling light points, spotlighting, good range of wood effect and cream wall and base units with contrasting work surface over, five ring induction hob with extractor fan over, inset undermount 1.5l bowl stainless steel sink with mixer tap. Integrated double oven, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, tiled flooring, well defined space for table and chairs, two tv points, two radiators, smoke alarm, UPVC double glazed windows to the rear and side elevation, double doors leading out to the garden.

FIRST FLOOR





Landing

Storage cupboard, ceiling light point, smoke alarm, access to loft space, radiator, UPVC double glazed window to front elevation.

Bedroom One

10'2" x 12'0" (3.120 x 3.659)

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

En Suite

3'9" x 7'2" (1.166 x 2.193)

Tile effect vinyl flooring, low level WC, pedestal wash hand basin with mixer tap, partly tiled walls, fully tiled shower enclosure with mixer shower over, shaver point, spotlighting, extractor fan, UPVC double glazed frosted window to side elevation, chrome ladder style radiator.



Bedroom Two

11'1" x 10'9" (3.385 x 3.301)

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

Bedroom Three

8'10" x 10'11" (2.701 x 3.331)

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

Bedroom Four

7'2" x 7'3" (2.200 x 2.228)

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



Bathroom

8'1" x 6'6" (2.484 x 1.999)

Panel bath, low level WC, wall hung wash hand basin with mixer tap, tiled flooring, partly tiled walls, radiator, spotlight, extractor fan, UPVC double glazed window to front elevation, shaver point.

OUTSIDE

Front

Block paved driveway, laid to lawn area, pathway leading up to front door, up and over door to garage.

Rear

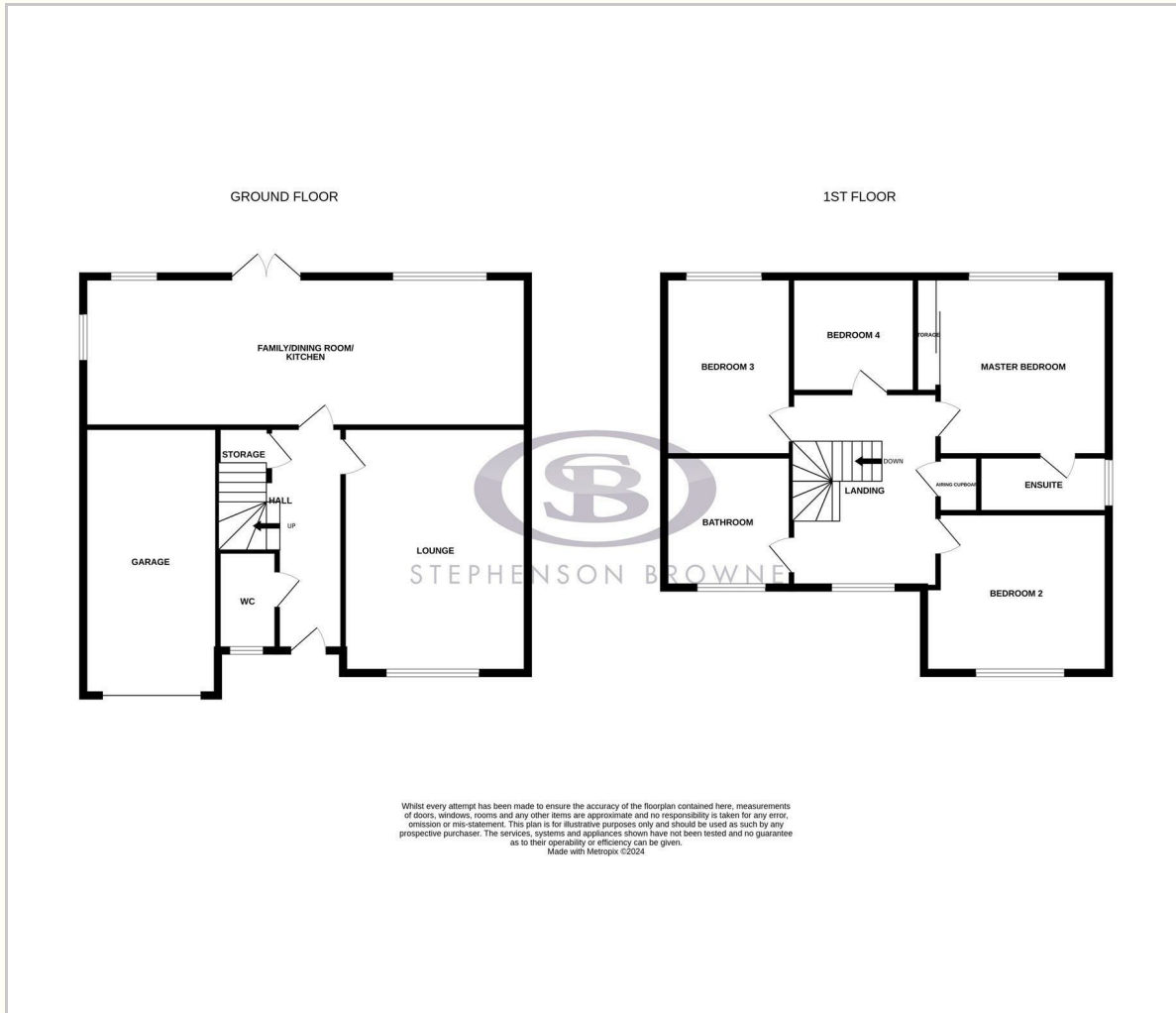
Patio area, laid to lawn, fence boundaries, gate leading to front of the property.

Garage

Up and over door, power and lighting.



Floor Plan



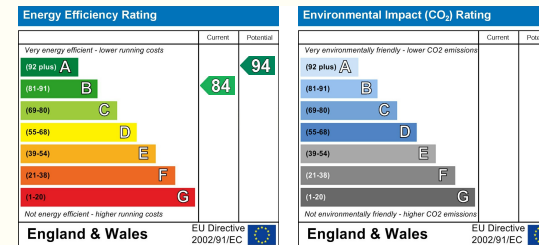
Viewing

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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