



3 Cedda Place

CW11 3SW

£350,000



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STEPHENSON BROWNE

Fantastic opportunity to purchase this stunning four bedroom detached property. This wonderful home offers a fantastic amount of internal accommodation, as well as a brilliant plot size, making it the ideal family home.

Agents Remarks

Stunning family home found in a desirable location with excellent transport links to the M6, Sandbach Train Station and Sandbach Town Centre. This impressive property offers spacious, versatile living accommodation to suit the modern family!

In brief, the property comprises; welcoming entrance hallway giving access to ground floor rooms including: generous lounge with feature bay window, beautifully presented kitchen diner with integrated appliances, utility room and cloakroom. To the first floor you will find four decent sized bedrooms with the master benefitting from a beautiful arched window and en suite. There is also a generous family bathroom. Externally, the property possesses ample parking in the form of a driveway to suit multiple cars, as well as the garage. The rear is lovely and private, with a good balance of paving and lawn surrounded by decorative shrubs.

This small development is a sought after spot, close to Sandbach Town Centre, local amenities and schooling. To truly appreciate it's location and everything else this superb home has to offer, early viewings come highly recommended. Call Stephenson Browne today to arrange yours!!

Location

ACCOMMODATION

Entrance Hallway

Composite front door with frosted panel, wood effect laminate flooring, radiator, ceiling light point, smoke alarm, under stairs storage cupboard, stairs to the first floor.

Lounge

11'9" x 15'7" to the maximum (3.587 x 4.753 to the maximum)

UPVC double glazed box bay window to the front elevation, two radiators, ceiling light point, tv point.

Kitchen Diner

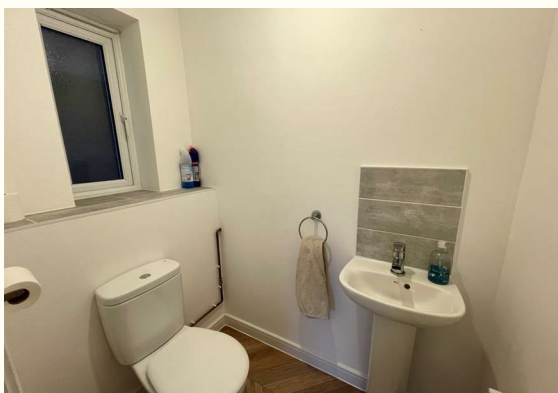
18'10" x 11'6" to the maximum (5.751 x 3.518 to the maximum)

Good range of grey shaker style wall and base units with Quartz work surface over, integrated fridge freezer, integrated double oven, five ring gas hob with extractor fan over, integrated dishwasher, inset undermount stainless steel sink 1.5l bowl with mixer tap and drainer, UPVC double glazed window to the rear elevation and UPVC double glazed double doors leading out to the garden, wood effect Herringbone vinyl flooring, two ceiling light points, radiator.

Utility

7'8" x 5'8" (2.346 x 1.729)

Quartz work surface continued with wall and base units continued, inset undermount stainless steel sink with mixer tap, space and plumbing for washing machine, wood effect Herringbone flooring continued, ceiling light point, extractor fan, carbon monoxide alarm, UPVC double glazed door with frosted panel leading out to the garden, radiator.





Cloakroom

3'7" x 5'1" (1.096 x 1.567)

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

FIRST FLOOR

Landing

Ceiling light point, smoke alarm, access to loft space, airing cupboard housing hot water tank.

Bedroom One

11'5" x 12'11" (3.491 x 3.957)

Ceiling light point, UPVC double glazed arch window to the front elevation, radiator, tv point.

En Suite

5'9" x 6'2" (1.763 x 1.895)

Low level WC, wash hand basin inset into vanity unit, fully tiled shower enclosure with mixer shower over, ceiling light point, extractor fan, radiator, UPVC double glazed frosted window to the front elevation, wood effect vinyl flooring.

Bedroom Two

8'11" x 12'3" (2.739 x 3.743)

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

Bedroom Three

8'9" x 12'0" (2.680 x 3.668)

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

Bedroom Four

11'1" x 8'9" (3.381 x 2.672)

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

Bathroom

8'10" x 4'9" (2.700 x 1.454)

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

OUTSIDE

Front

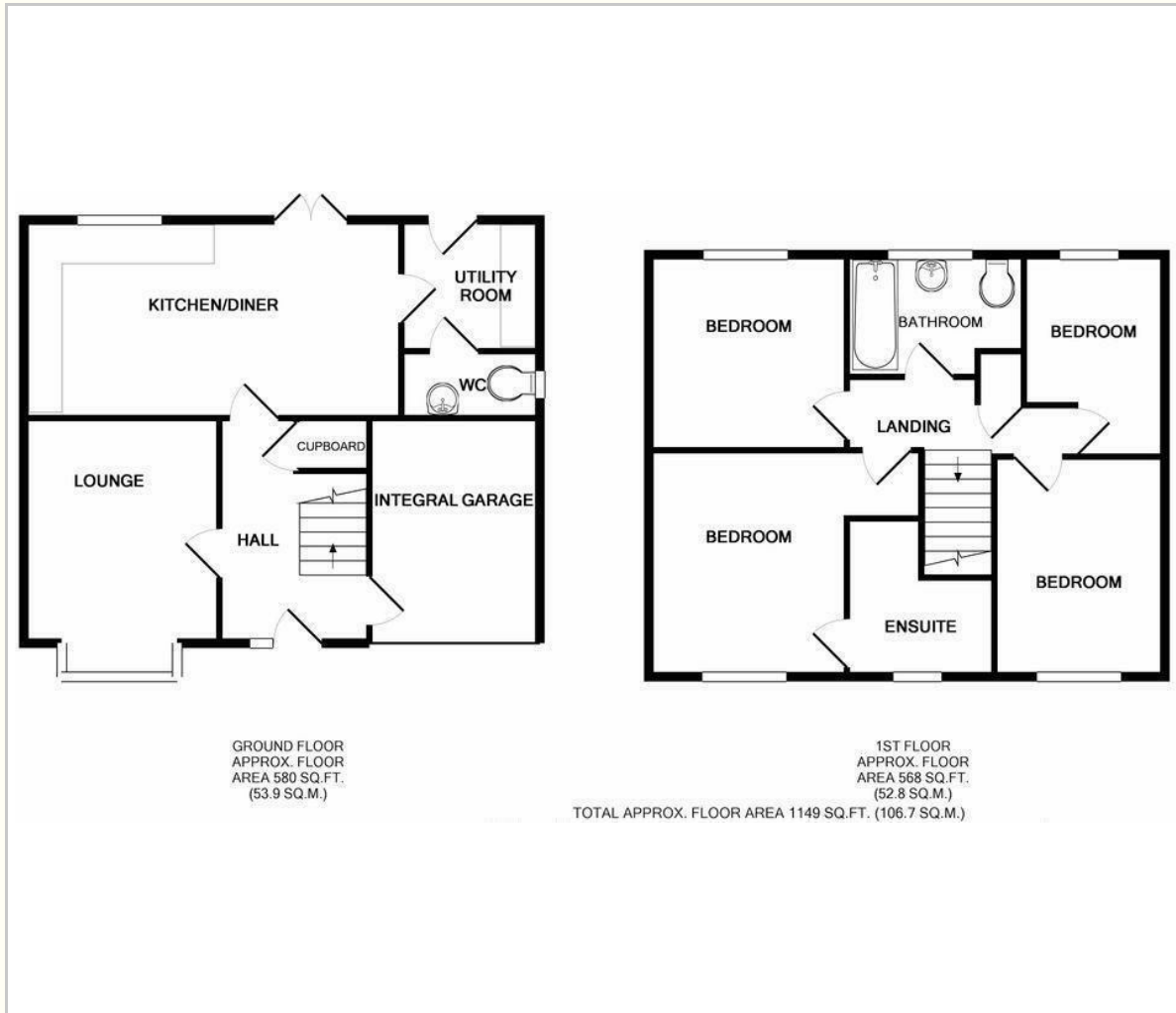
Shaped lawn area, block paved driveway, garage with up and over door, power and lighting.

Rear

Laid to lawn area with fence boundaries, shrubbery, patio area.



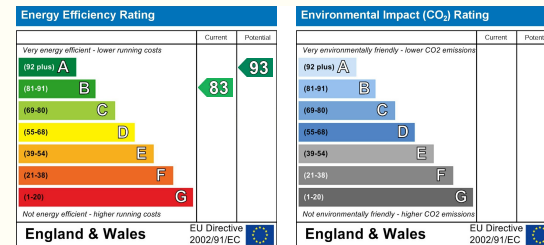
Floor Plan



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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