



## 9 Woodpecker Close

CW11 3JU

Offers In The Region Of £320,000



4



2



1



STEPHENSON BROWNE



Beautifully presented four bedroom detached house, comes with close links to Sandbach, Middlewich and Crewe and a stones throw away from the beautiful canal.

### Agents Remarks

A beautifully presented detached home which is found on this now well established, delightful small development which borders the Trent and Mersey canal so you will find paths and trails right from the doorstep to enjoy at your leisure. This leafy environment forms a great place to raise a family and it is well situated with easy road links to Crewe, Middlewich and of course into Sandbach.

In brief, the property comprises of an entrance hallway that leads to a spacious lounge, with a well-proportioned kitchen/diner (featuring a range of integrated appliances) and a downstairs W/C completing the ground floor. Upstairs, there is a family bathroom, and a total of four bedrooms, with the master bedroom benefiting from an en-suite shower room. To the rear of the property is a landscaped low-maintenance garden with Indian Stone patio and raised boarders with sleepers. Fully enclosed, this is an ideal space for any families with pets and/or children! Off road parking is provided via tarmac driveway and a garage with up and over door, power and lighting.

To truly appreciate the size, location and spec of this home, call Stephenson Browne today!!

### Location

### ACCOMMODATION

#### Entrance Hallway

UPVC double glazed front door with frosted panels, to ceiling light points, smoke alarm, radiator, stairs to the first floor.

#### Lounge

11'6" x 14'3" (3.517 x 4.350)

UPVC double glazed window to the front elevation, radiator, ceiling light point, electric fire with surround.

#### Cloakroom

3'0" x 5'4" (0.917 x 1.628)

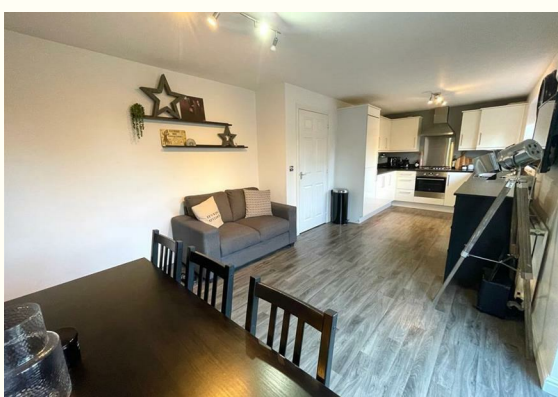
Low level WC, wash hand basin, wood effect vinyl flooring, radiator, ceiling light point, extractor fan.

#### Kitchen Diner

10'8" x 24'4" (3.269 x 7.419)

Good range of white gloss wall and base units with contrasting work surface over, inset 1.5l bowl sink with mixer tap and drainer, integrated low level oven, four ring gas hob with extractor fan over, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, two ceiling light points, extractor fan, UPVC double glazed window and doors leading out to the garden.

### FIRST FLOOR





#### Landing

Ceiling light point, access to loft space, UPVC double glazed frosted window to the side elevation, storage cupboard.

#### Bedroom One

12'7" x 13'1" (3.850 x 4.002)

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

#### En Suite

6'2" x 3'9" (1.890 x 1.168)

Low level WC, pedestal wash hand basin, fully tiled shower enclosure with waterfall and mixer shower over, ceiling light point, tile effect vinyl flooring, UPVC double glazed frosted window to the front elevation, radiator.

#### Bedroom Two

12'1" x 9'0" (3.691 x 2.752)

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

#### Bedroom Three

8'9" x 8'7" (2.683 x 2.629)

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

#### Bedroom Four

9'5" x 8'7" (2.885 x 2.619)

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

#### Bathroom

9'4" x 6'3" (2.864 x 1.907)

Low level WC, pedestal wash hand basin, panel bath with tiled surround, ceiling light point, radiator, wood effect vinyl flooring, extractor fan.

#### OUTSIDE

##### Front

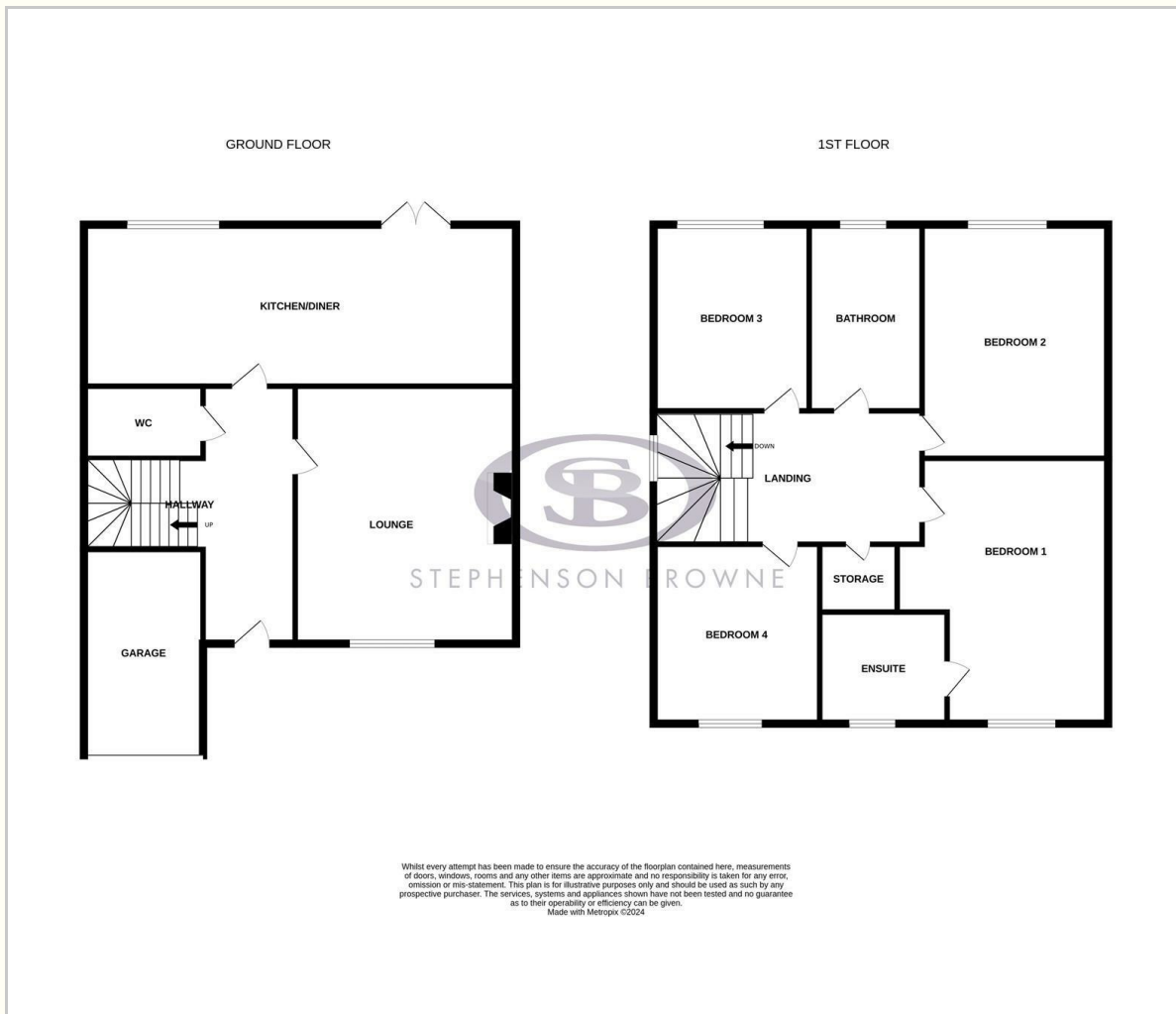
Laid to lawn area with hedge boundaries, pathway leading up to front door, tarmac driveway, up and over door to garage which has power and lighting.

##### Rear

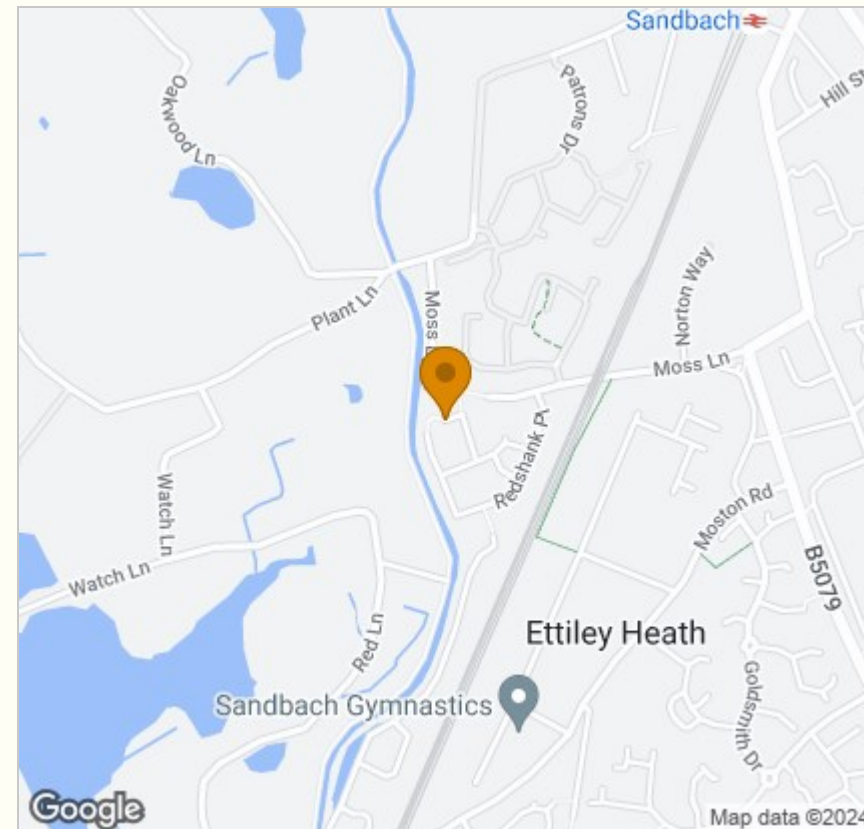
Indian stone patio, laid to lawn area, raised boarders with sleepers, fence boundaries.



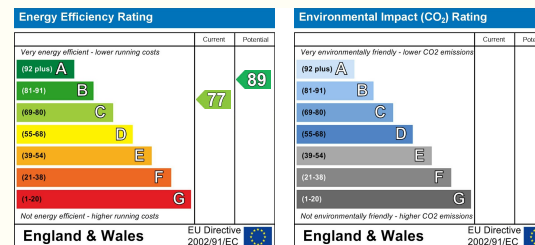
## Floor Plan



## 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk