



**12 Barlow Way**

CW11 1PB

**Asking Price £535,000**



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STEPHENSON BROWNE

An executive, four bedroom family home with many notable features, found on an incredibly desirable estate!

#### Agents Remarks

A superbly presented four bedroomed detached executive style house, located on one of the most sought after developments in town.

The property provides generous and well proportioned accommodation comprising: entrance hall, cloakroom, lounge with box bay window, study, sitting room leading to the conservatory with double doors into the garden and the cloakroom. The modernised contemporary style kitchen boasts integrated appliances and Quartz work-surfaces, and leads to the utility room. Upon the first floor there are four bedrooms, three of which are doubles, family bathroom and an en-suite to the master bedroom.

Externally, at the front is the driveway and access to the partially converted garage and at the rear is a lovely maintained garden with Indian stone patio areas and overlooking fields.

To truly appreciate everything this property has to offer we would advise a viewing of this lovely home.

#### 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 Hallway

Spotlighting, UPVC double glazed front door with frosted panel, wood effect laminate flooring, radiator, stairs to the first floor, doors to all rooms.

##### Lounge

18'5" x 12'7" into the bay (5.621m x 3.844m into the bay)  
UPVC double glazed box bay window to the front elevation, two radiators, ceiling light point, gas fire with wooden surround and marble hearth, TV point, two wall lights.

##### Dining Kitchen

12'10" x 12'7" to the maximum (3.936m x 3.858m to the maximum)

A good range of cream shaker wall and base units with quartz work-surface over, inset under-mount double stainless steel sink with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated refuse bins, five ring gas hob with extractor fan over, integrated microwave, integrated oven, tiled surround, grey panel wall mounted radiator, UPVC double glazed window to the rear elevation and door leading out to the garden, smoke alarm, wood effect laminate flooring, pantry.

##### Utility Room

7'6" x 10'4" (2.296m x 3.160m)

Cream shaker base units continued with quartz work-surface, inset round stainless steel sink unit with mixer tap, integrated freezer, space and plumbing for washing machine and tumble dryer, white ladder style radiator, two Velux skylights, spotlighting, wood effect laminate flooring, UPVC double glazed door leading out to the side.

##### Sitting Room

10'10" x 9'11" (3.311m x 3.023m)

Spotlighting, radiator, wood effect laminate flooring, TV point. UPVC double glazed doors leading into:





**Conservatory**

15'0" x 10'6" (4.593m x 3.225m)

Part brick, UPVC double glazed windows all around and doors leading out to the garden, spotlighting, wood effect laminate flooring, grey panel wall mounted radiator.

**Study**

6'11" x 6'11" (2.120m x 2.116m)

Wooden window to the rear elevation, spotlighting, radiator, wood effect laminate flooring.

**Cloakroom**

2'9" x 7'0" (0.863m x 2.148m)

Low level WC, wash hand basin with mixer tap into vanity storage, chrome ladder style radiator, partly tiled walls, tiled effect vinyl flooring, UPVC double glazed frosted window to the rear elevation, spotlighting.

**FIRST FLOOR**

**Landing**

Two ceiling light points, access to the partially boarded loft, smoke alarm, two UPVC double glazed windows to the front elevation, storage cupboard.

**Bedroom One**

12'3" x 13'10" (3.735m x 4.224m)

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

**En-Suite**

11'0" x 5'7" (3.375m x 1.723m)

Low level WC, wall hung wash hand basin with mixer tap, tiled bath, corner shower enclosure with vinyl shower panels and mixer/waterfall shower over, tiled flooring, tiled walls, UPVC double glazed frosted window to the side elevation, spotlighting.

**Bedroom Two**

13'7" x 10'2" (4.163m x 3.104m)

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

**Bedroom Three**

10'0" x 8'10" (3.055m x 2.700m)

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

**Bedroom Four**

9'11" x 8'4" (3.030m x 2.564m)

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

**Bathroom**

10'10" x 6'5" (3.304m x 1.956m)

Back to wall WC, wall hung wash hand basin with mixer tap, tiled bath with electric shower over, wood effect vinyl flooring, tiled walls, UPVC double glazed frosted window to the front elevation, chrome ladder style radiator, spotlighting, shaver point.

**OUTSIDE**

**Front**

Shaped lawn area, tarmac driveway, two wall lights.

**Rear**

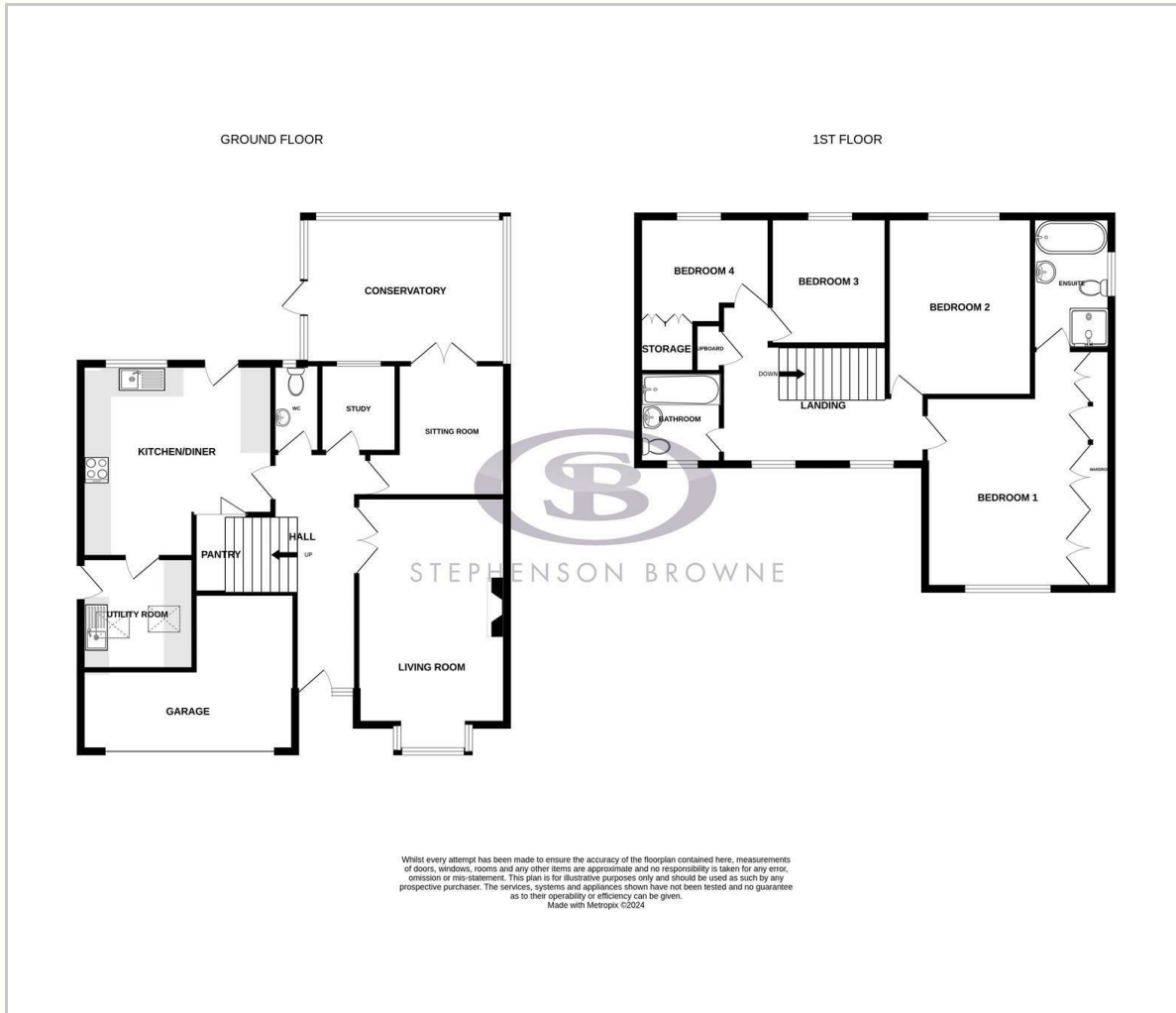
Two Indian stone patio areas, lawn area, summer house, fence and hedge boundaries.

**Garage**

Electric roller door, power and lighting.



## Floor Plan



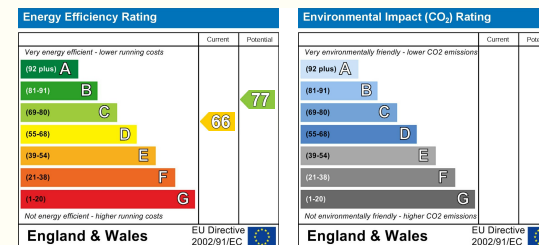
## Viewing

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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